



## **DECISION OF THE QUEENSTOWN LAKES DISTRICT COUNCIL**

### **UNDER s104 RESOURCE MANAGEMENT ACT 1991**

<b>Applicant:</b>	N T McDonald, G H Hensman, A B Harper
<b>RM reference:</b>	RM160131
<b>Application:</b>	Application under Section 88 of the Resource Management Act 1991 (RMA) for land use consent to establish a residential building platform within a site containing an existing commercial office building
<b>Location:</b>	309 Lower Shotover Road, Wakatipu Basin
<b>Legal Description:</b>	Lot 1 Deposited Plan 23443 held in Computer Freehold Register OT15B/818
<b>Zoning:</b>	Rural General
<b>Activity Status:</b>	<b>Discretionary</b>
<b>Notification Decision:</b>	Public Notification
<b>Delegated Authority:</b>	Quinn McIntyre, Manager Resource Consents
<b>Final Decision:</b>	<b>GRANTED SUBJECT TO CONDITIONS</b>
<b>Date Decisions Issued:</b>	<b>1 June 2017</b>

### **SUMMARY OF DECISIONS**

1. Pursuant to Section 104 of the RMA, consent is **GRANTED SUBJECT TO CONDITIONS** outlined in **Appendix 1** of this decision imposed pursuant to Section 108 of the RMA. The consent only applies if the conditions outlined are met. To reach the decision to grant consent the application was considered (including the full and complete records available in Council's electronic file and responses to any queries) by Quinn McIntyre, Manager Resource Consents, as delegate for the Council.

## 1. PROPOSAL AND SITE DESCRIPTION

Land use consent is sought to establish a new residential building platform within a site containing an existing commercial office building.

The applicant has provided a detailed description of the proposal, the site and locality in Section 1 – 2 of the report entitled “Information & Assessment of Environmental Effects – NT & MM McDonald Family Trust residential building platform”, dated June 2016 and amended in March 2017, prepared by Nick Geddes of Clark Fortune McDonald & Associates, and submitted as part of the application (hereon referred to as the applicant’s AEE and attached as Appendix 2). This description is adopted for the purpose of this report. A clarification of the proposal is outlined below.

The applicant’s AEE as notified was amended in March 2017 to lower the proposed future building height of a dwelling within the platform. The plan as notified was also amended in March 2017 to show the reduced height.

## 2. NOTIFICATION, SUBMISSIONS AND OBLIGATION TO HOLD A HEARING

The application was publicly notified on 9 November 2016.

A decision under section 100 of the Act to not hold a hearing was made by Quinn McIntyre, Manager Resource Consents, on 31 May 2017.

## 3. THE PLANNING FRAMEWORK

This application must be considered in terms of Section 104 of the Resource Management Act 1991. Section 6 of the Section 42A report (attached) outlines the assessment undertaken under Section 104 of the Act in more detail.

The application is subject to Part 2 of the Act which is addressed in Section 9 of the Section 42A report.

### 3.1 RELEVANT PLAN CONSIDERATIONS

#### OPERATIVE DISTRICT PLAN

The subject site is zoned Rural General under the Operative District Plan.

The proposed activity requires resource consent for the following reasons:

- A **discretionary** activity pursuant to Rule 5.3.3.3i(b) for the identification of a building platform of not less than 70m<sup>2</sup> in area and not greater than 1000m<sup>2</sup> in area. It is proposed to identify a residential building platform of 370.09m<sup>2</sup> on the western part of the site.

#### PROPOSED DISTRICT PLAN

QLDC notified the Proposed District Plan on 26<sup>th</sup> August 2015. The subject site is proposed to be zoned Rural. There are no rules with immediate legal effect that apply to this proposal.

Overall, the application is considered to be a **discretionary** activity under District Plan provisions.

### 5.3 NATIONAL ENVIRONMENTAL STANDARD FOR ASSESSING AND MANAGING CONTAMINANTS IN SOIL TO PROTECT HUMAN HEALTH

Based on the Preliminary and Detailed Site Investigation prepared on behalf of the applicant, the proposed activity is on a piece of land that is, or is more than likely to be, a HAIL site. The property has a history of commercial and agriculture activity having once been a freeze drying plant and historically farmed. Properties which have been used for commercial and agriculture activities may have been exposed to hazardous materials through either the storage and/or application of agrichemicals and other hazardous products. Agrichemical use is an activity listed on the HAIL.

The Preliminary and Detailed Site Investigation prepared by Davis Consulting Group confirmed that the site soils have not been impacted through the use of broad acre agrichemical use, and heavy metal concentrations are consistent with local background concentrations. Based on the results of this investigation, Davis Consulting Group concluded that it is highly unlikely that there is a risk to human health from the establishment of a rural residential development and that the site is fit for residential activity.

The proposal is therefore permitted pursuant to Clause 4 of the NES.

#### **4. SUMMARY OF EVIDENCE HEARD**

This is not applicable in this case as there has not been a hearing.

#### **5. ASSESSMENT**

##### **5.1 Actual and Potential Effects (s104(1)(a))**

Actual and potential effects on the environment have been addressed in Section 8.2 of the S42A report prepared for Council and this provides a full assessment of the application. Where relevant conditions of consent can be imposed under section 108 of the RMA as required to avoid, remedy or mitigate adverse effects. A summary of conclusions of that report are outlined below:

- The proposed platform will increase domestication and built form within the site, and will result in adverse effects on the adjoining Visual Amenity Landscape. Having considered the proposal and the findings of the landscape and engineering assessments, the adverse effects of the proposed development in regard to visibility, domestication and landscape values are acceptable and can be appropriately mitigated.
- Subject to imposed conditions, the site can be adequately accessed and serviced for residential use.

##### **5.2 RELEVANT DISTRICT PLAN PROVISIONS (s104(1)(b)(vi))**

As outlined in detail in Section 8.3 of the S42A report, overall the proposed development is not contrary to the relevant policies and objectives of the District Plan or Proposed District Plan.

##### **5.3 PART 2 OF THE RMA**

In terms of Part 2 of the RMA, the proposal is considered to be in accordance with the purpose of the Resource Management Act 1991 as outlined in further detail in Section 9 of the Section 42A report.

#### **6. DECISION ON LAND USE CONSENT PURSUANT TO SECTION 104 OF THE RMA**

Pursuant to section 104 of the RMA this consent is **granted** subject to the conditions outlined in *Appendix 1 (RM160131)* of this decision report imposed pursuant to Section 108 of the RMA.

#### **7. OTHER MATTERS**

##### *Local Government Act 2002: Development Contributions*

In granting this resource consent, pursuant to the Local Government Act 2002 and the Council's Policy on Development Contributions the Council has identified that a Development Contribution is required.

Payment will be due prior to commencement of the consent, except where a Building Consent is required when payment shall be due prior to the issue of the code of compliance certificate.

##### *Administrative Matters*

The costs of processing the application are currently being assessed and you will be advised under separate cover whether further costs have been incurred.

You are responsible for ensuring compliance with the conditions of this resource consent found in Appendix 1. The Council will contact you in due course to arrange the required monitoring. It is suggested that you contact the Council if you intend to delay implementation of this consent or reschedule its completion.

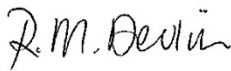
This resource consent is not a consent to build under the Building Act 2004. A consent under this Act must be obtained before construction can begin.

This resource consent must be exercised within five years from the date of this decision subject to the provisions of Section 125 of the Resource Management Act 1991.

If you have any enquiries please contact the Team Leader Resource Consents on phone (03) 441 0499 or email [services@qldc.govt.nz](mailto:services@qldc.govt.nz).

Report prepared by

Decision made by



Rosalind Devlin  
**CONSULTANT PLANNER**



Quinn McIntyre  
**MANAGER RESOURCE CONSENTS**

**APPENDIX 1 – Consent Conditions**

**APPENDIX 2 – Council's S42A Report**

# **APPENDIX 1**

## **Consent Conditions**

### General Conditions

1. That the development must be undertaken/carried out in accordance with the plans:
  - 'Proposed Platform at 309 Lower Shotover Road, Site and Landscaping Plan, Drawing No. 1, rev B' dated 03.03.17.

#### **stamped as approved on 31 May 2017**

and the application as submitted, with the exception of the amendments required by the following conditions of consent.

- 2a. This consent shall not be exercised and no work or activity associated with it may be commenced or continued until the following charges have been paid in full: all charges fixed in accordance with section 36(1) of the Resource Management Act 1991 and any finalised, additional charges under section 36(3) of the Act.
- 2b. The consent holder is liable for costs associated with the monitoring of this resource consent under Section 35 of the Resource Management Act 1991 and shall pay to Council an initial fee of \$145. This initial fee has been set under section 36(1) of the Act.

#### ***New building Platform to be registered***

- 3 In order to give effect to this consent, the consent holder shall provide a "Land Transfer Covenant Plan" to Council showing the location of the approved building platform. The consent holder shall register this 'Land Transfer Covenant Plan" on Computer Freehold Register CFR OT15B/818 and shall execute all documentation required to register this plan. The costs of doing so are to be borne by the consent holder.

#### ***Prior to the registration of the building platform on the Computer Freehold Register***

4. Prior to the registration of the building platform, the consent holder shall complete the following:
  - a) The submission of 'as-built' plans and information required to detail all engineering works completed in relation to or in association with this subdivision/development at the consent holder's cost. This information shall be formatted in accordance with Council's 'as-built' standards and shall include all roads (including right of ways and access lots), water, wastewater and stormwater reticulation (including private laterals and toby positions).
  - b) A digital plan showing the location of the building platform as shown on the Land Transfer Plan shall be submitted to the Principal Resource Management Engineer at Council. This plan shall be in terms of New Zealand Transverse Mercator 2000 coordinate system (NZTM2000).
  - c) The completion of all works detailed in Condition (8) below.
  - d) Written confirmation shall be provided from the electricity network supplier responsible for the area, that provision of an underground electricity supply has been made available (minimum supply of single phase 15kva capacity) to the development.
  - e) Written confirmation shall be provided from the telecommunications network supplier responsible for the area that provision of underground telephone services has been made available to the development.

- f) A landscape plan shall be to be submitted to council for certification. The plan shall achieve the following:
- Identify and label all mitigation vegetation required on the site as per resource consents RM070177 and RM990549 including additional poplars planted inside of the hawthorn hedge, amenity planting around car park areas, and existing *Cupressus leylandii* trees between the property and Lot 8.
  - An evergreen hedge planted along the southern and western boundary to screen views from neighbouring properties and noted on the plan once established to be maintained to a height of no less than 5m and no more than 7m.
  - Retain no less than two of the existing poplars within the site or identify four additional trees to be planted with a mature height of no less than 8m and be of a species typical of the rural landscape such as oak (green), poplar, non-wilding species of conifer or an indigenous species, and avoid the use of highly ornamental tree species such as golden elms, red oaks or variegated conifers. Trees to be planted at a grade no less than 2m in height and PB40.
  - Identify a row of evergreen shrubs or small trees such as Portuguese laurel or *pittosporum* on the internal side of the property boundary of the hawthorn hedge to provide year round screening of the site from Lower Shotover Road.
  - Identify all other existing vegetation to be retained for mitigation purposes.
  - Identifies an area of vegetation or grassed area between the platform and the Lower Shotover Road boundary that is to be kept free of vehicles and structures to retain a green outlook where visible from the road.
  - Plan to include a planting schedule identifying grades, botanical names, density and quantity of planting to assist later monitoring of the consent.

#### Engineering

5. All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being QLDC's Land Development and Subdivision Code of Practice adopted on 3rd June 2015 and subsequent amendments to that document up to the date of issue of any resource consent.

*Note: The current standards are available on Council's website via the following link:*  
<http://www.qldc.govt.nz>

#### **To be completed prior to the commencement of any works on-site**

6. The owner of the land being developed shall provide a letter to the Principal Resource Management Engineer at Council advising who their representative is for the design and execution of the engineering works and construction works required in association with this development and shall confirm that these representatives will be responsible for all aspects of the works covered under Sections 1.7 & 1.8 of QLDC's Land Development and Subdivision Code of Practice, in relation to this development.
7. Prior to commencing works on site, the consent holder shall submit a traffic management plan to the Road Corridor Engineer at Council for approval. The Traffic Management Plan shall be prepared by a Site Traffic Management Supervisor. All contractors obligated to implement temporary traffic management plans shall employ a qualified STMS on site. The STMS shall implement the Traffic Management Plan. A copy of the approved plan shall be submitted to the Principal Resource Management Engineer at Council prior to works commencing.

8. Prior to the commencement of any works on the site the consent holder shall provide to the Principal Resource Management Engineer at Council for review and acceptance, copies of specifications, calculations and design plans as is considered by Council to be both necessary and adequate, in accordance with Condition (5), to detail the following engineering works required:
  - a) Provision of a minimum supply of 2,100 litres per day of potable water to the dwelling that complies with/can be treated to consistently comply with the requirements of the Drinking Water Standard for New Zealand 2005 (Revised 2008).
  - b) The provision of a sealed vehicle crossing to the site from Lower Shotover Road to be in terms of Diagram 2, Appendix 7 and Rule 14.2.4.2 of the District Plan. This shall be trafficable in all weathers and be capable of withstanding an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Provision shall be made to continue any roadside drainage.
9. The consent holder shall install measures to control and/or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with QLDC's Land Development and Subdivision Code of Practice and 'A Guide to Earthworks in the Queenstown Lakes District' brochure, prepared by the Queenstown Lakes District Council. These measures shall be implemented prior to the commencement of any earthworks on site and shall remain in place for the duration of the project, until all exposed areas of earth are permanently stabilised.

***To be monitored throughout earthworks***

10. The consent holder shall implement suitable measures to prevent deposition of any debris on surrounding roads by vehicles moving to and from the site. In the event that any material is deposited on any roads, the consent holder shall take immediate action, at his/her expense, to clean the roads. The loading and stockpiling of earth and other materials shall be confined to the subject site.

***On completion of earthworks***

11. On completion of the earthworks, the consent holder shall complete the following:
  - a) All areas of earthworks shall be re-sown in grass consistent with the surrounding site within three months of completion of the earthworks and shall be maintained to achieve a healthy and continuous sward of grass.
  - b) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.

**Landscaping / Site Works**

12. The certified landscape plan (Condition 4(f)) shall be fully implemented no later than 12 months from completion of a dwelling or any ancillary building within the residential building platform.
13. The gravel access driveway shall be of a local stone of grey colour consistent with the local rural context.

***Ongoing Conditions/Covenant***

14. At the time that the building platform is registered on the Computer Freehold Register for the site, the consent holder shall register the following conditions as a covenant pursuant to Section 108(2)(d) of the Resource Management Act 1991 to be carried out at the time a dwelling is proposed:
  - a) Any future residential dwellings shall be located within the approved residential building platform identified on the approved plan titled 'Proposed Platform at 309 Lower Shotover Road, Site and Landscaping Plan, Drawing No. 1, rev B' dated 03.03.17'.



- b) The maximum height for a future residential dwelling and all other buildings erected within the approved residential platform shall be 5.5 metres from existing ground level (376.07masl) and tapering to 5 metres at the southern and northern boundaries of the approved residential platform as detailed on the approved plan.
- c) At the time that a dwelling is erected, the owners for the time being are responsible for monitoring and treating their individual domestic water supply, this shall include filtration and disinfection if necessary so that it complies with the Drinking Water Standards for New Zealand 2005.
- d) At the time a dwelling is erected on the platform, the consent holder shall engage a suitably qualified person as defined in sections 3.3 & 3.4 of AS/NZS 1547:2012 to design an onsite effluent system in compliance with AS/NZS 1547:2012, and accounts for the flood risk hazard. This shall include a secondary treatment system before disposal to ground. The design shall take into account the site and soils investigation report and recommendations by Southern Monitoring Services, dated 13 September 2016. The proposed wastewater system shall be submitted to Council for review and acceptance prior to installation and shall be installed prior to occupation of the dwelling.
- e) The contractor shall provide a Completion Certificate to the Principal Resource Management Engineer at Council confirming that the system has been installed in accordance with the approved design. The Completions Certificate shall be in the format of a Producer Statement, or the QLDC's Land Development and Subdivision Code of Practice Schedule 1B.
- f) Prior to the occupation of any dwelling on the lot, domestic water and firefighting storage is to be provided. A minimum of 20,000 litres shall be maintained at all times as a static firefighting reserve within a 30,000 litre tank. Alternatively, a 7,000 litre firefighting reserve is to be provided for each dwelling in association with a domestic sprinkler system installed to an approved standard. A firefighting connection in accordance with Appendix B - SNZ PAS 4509:2008 (or superseding standard) is to be located no further than 90 metres, but no closer than 6 metres, from any proposed building on the site. Where pressure at the connection point/coupling is less than 100kPa (a suction source - see Appendix B, SNZ PAS 4509:2008 section B2), a 100mm Suction Coupling (Female) complying with NZS 4505, is to be provided. Where pressure at the connection point/coupling is greater than 100kPa (a flooded source - see Appendix B, SNZ PAS 4509:2008 section B3), a 70mm Instantaneous Coupling (Female) complying with NZS 4505, is to be provided. Flooded and suction sources must be capable of providing a flow rate of 25 litres/sec at the connection point/coupling. The reserve capacities and flow rates stipulated above are relevant only for single family dwellings. In the event that the proposed dwellings provide for more than single family occupation then the consent holder should consult with the New Zealand Fire Service (NZFS) as larger capacities and flow rates may be required.

The NZFS connection point/coupling must be located so that it is not compromised in the event of a fire.

The connection point/coupling shall have a hardstand area adjacent to it (within 5m) that is suitable for parking a fire service appliance. The hardstand area shall be located in the centre of a clear working space with a minimum width of 4.5 metres. Pavements or roadways providing access to the hardstand area must have a minimum formed width as required by Council's standards for rural roads (as per Council's Land Development and Subdivision Code of Practice). The roadway shall be trafficable in all weathers and be capable of withstanding an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Access shall be maintained at all times to the hardstand area. Underground tanks or tanks that are partially buried (provided the top of the tank is no more than 1 metre above ground) may be accessed by an opening in the top of the tank whereby couplings are not required. A hardstand area adjacent to the tank is required in order to allow a fire service appliance to park on it and access to the hardstand area must be provided as above.

The NZFS connection point/coupling/fire hydrant/tank must be located so that it is clearly visible and/or provided with appropriate signage to enable connection of a fire appliance.

Firefighting water supply may be provided by means other than the above if the written approval of the NZFS Central North Otago Area Manager is obtained for the proposed method. The firefighting water supply tank and/or the sprinkler system shall be installed prior to the occupation of the building.

- g) Cladding of a future dwelling within the approved platform shall be timber (painted or unpainted), stacked stone, Colorsteel or solid plaster or a similar material approved by the Council. Finishes shall be visually recessive of muted tones of natural hues of grey, green and brown with a light reflectivity value of 36% or less.
- h) Joinery shall be in timber, steel, aluminium. Joinery colours (except timber) shall match roofing and spouting colours.
- i) Accessory buildings shall be clad and coloured to match the primary dwelling.
- j) None of the following materials may be incorporated into the exterior of the building:
  - Fibre cement weatherboard sidings and roofing
  - Uncoated fibre materials
  - Imitation timber, brick or masonry
  - Metal weatherboards or compressed fibre weatherboards
  - Any metal or asphalt based aggregate covered tiles and shingles.
- k) Landscaping: All planting as shown on the Council certified landscape plan shall be implemented and maintained as per the plan. If any tree or plant shall die or become diseased it shall be replaced within 12 months as per the certified landscape plan and shall exclude the use of the following wilding and problem species Contorta or Lodgepole Pine (*Pinus contorta*), Radiata or Monterey Pine (*Pinus radiata*), Scot Pine (*Pinus sylestris*), Douglas Fir (*Pseudotsuga menziesii*), European Larch (*Larix decidua*), Corsican Pine (*Pinus nigra*), Bishops Pine (*Pinus muricate*), Ponderosa Pine (*Pinus Ponderosa*), Mountain Pine (*Pinus mugo*), Maritime Pine (*Pinus pinaster*), Hawthorn, Boxthorn, Birch (*Betula*), Alder (*Alnus*), Wattle (*Acacia*) and Privet (*Ligustrum*).
- l) All exterior lighting shall be restricted to within the approved platform and shall be down lighting only. Lighting shall not exceed 1m in height, except where attached to a building where it shall not exceed 3m in height. There shall be no light spill beyond the property boundary. External lighting shall not be used to highlight or accentuate built forms, structural elements or any landscape features visible from beyond the property boundary and shall not be used on the entrance off Lower Shotover Road.
- m) Gateways onto Lower Shotover Road shall exclude monumental gateway features or lighting, and are to be of a standard timber or steel farm gate consistent with the farm character of the location and are not to exceed 1.4m in height.

#### Advice Note

The subject site is identified on the Council's interim hazard register as being within an area that has been notated as being subject to alluvial fans and liquefaction. It is recommended that the consent holder consult an appropriately qualified engineer to confirm whether such a potential threat actually exists in relation to the proposed activity.

### For Your Information

If your decision requires monitoring, we will be sending an invoice in due course for the deposit referred to in your consent condition. To assist with compliance of your resource consent and to avoid your monitoring deposit being used before your development starts, please complete the "[Notice of Works Starting Form](#)" and email to the Monitoring Planner at [RCMonitoring@qldc.govt.nz](mailto:RCMonitoring@qldc.govt.nz) prior to works commencing.

You may also have conditions that require you to apply for Engineering Acceptance. To apply for Engineering Acceptance, please complete the [Engineering Approval Application form](#) and submit this completed form and an electronic set of documents to [engineeringapprovals@qldc.govt.nz](mailto:engineeringapprovals@qldc.govt.nz) with our monitoring planner added to the email at [RCMonitoring@qldc.govt.nz](mailto:RCMonitoring@qldc.govt.nz).

If your decision requires a development contribution (DC) charge, we will be sending a notice in due course. To answer questions such as what is a DC charge, when a DC charge is triggered and timing of payments, please refer to this link. <http://www.qldc.govt.nz/planning/development-contributions/> If you wish to make a DC estimate calculation yourself, please use this link: <http://www.qldc.govt.nz/planning/development-contributions/development-contributions-estimate-calculator/> And for full details on current and past policies, please use this link: <http://www.qldc.govt.nz/council-online/council-documents/policies/policy-on-development-contributions-and-financial-contributions/>

# **APPENDIX 2**

## **Council's**

### **S42a Planning Report**

**FILE REF: RM160131**

**TO** Hearings Commissioner

**FROM** Rosalind Devlin, Consultant Planner

**SUBJECT** Report on a publicly notified consent application.

**SUMMARY**

**Applicant:** N T McDonald, G H Hensman, A B Harper

**Location:** 309 Lower Shotover Road, Wakatipu Basin

**Proposal:** Land use consent is sought to establish a residential building platform within a site containing an existing commercial office building

**Legal Description:** Lot 1 Deposited Plan 23443 held in Computer Freehold Register OT15B/818

**Zoning:** Rural General

**Public Notification Date:** 9 November 2016

**Closing Date for Submissions:** 7 December 2016

**Submissions:** 1

- 1 submission has been received, and the submitter subsequently provided a written approval.

**RECOMMENDATION**

(1) That the application be GRANTED pursuant to Section 104 of the Resource Management Act 1991 (the RMA) for the following reasons:

1. Subject to the imposition of conditions of consent, the actual and potential effects of the proposed residential building platform are acceptable. The proposed development will result in adverse landscape effects that will be mitigated by additional planting and appropriate design controls. Subject to imposed conditions, the site can be adequately accessed and serviced for residential use.
2. The proposal is not contrary to the relevant objectives and policies of the District Plan for the following reasons:  
  
The proposal provides for future residential development in an appropriate location where adverse effects on the adjoining Visual Amenity Landscape can be mitigated by additional planting and design controls. The proposed platform provides for rural living opportunities on a site that can accommodate increased domestication.
3. The proposal does promote the overall purpose of the RMA.

## 1. INTRODUCTION

My name is Rosalind Devlin. I am a Consultant Planner for the Queenstown Lakes District Council. I have been engaged to provide planning services since November 2015. I have worked as a planner in the Queenstown Lakes area since 2007 and elsewhere since 1999. I hold the qualifications of a Bachelor of Science (Geography, 1996) and a Master of Regional and Resource Planning (1998) from the University of Otago, Dunedin. I am a full member of the New Zealand Planning Institute.

This report has been prepared to assist the Commission. It contains a recommendation that is in no way binding. It should not be assumed that the Commission will reach the same conclusion.

## 2. PROPOSAL AND SITE DESCRIPTION

Land use consent is sought to establish a new residential building platform within a site containing an existing commercial office building.

The applicant has provided a detailed description of the proposal, the site and locality in Section 1 – 2 of the report entitled “Information & Assessment of Environmental Effects – NT & MM McDonald Family Trust residential building platform”, dated June 2016 and amended in March 2017, prepared by Nick Geddes of Clark Fortune McDonald & Associates, and submitted as part of the application (hereon referred to as the applicant’s AEE and attached as Appendix 1). This description is adopted for the purpose of this report. A clarification of the proposal is outlined below.

The applicant’s AEE as notified was amended in March 2017 to lower the proposed future building height of a dwelling within the platform. The plan as notified was also amended in March 2017 to show the reduced height.

I refer the Commission to paragraphs 3 to 5 of Mr Richard Denney’s (Council’s Landscape Architect) report which provides a detailed description of the site and surrounding environment, and consent history.

## 3. SUBMISSIONS

### 3.1 SUBMISSIONS

A copy of the submission received can be found in Appendix 2 and is summarised below:

Name	Location of Submitters’ Property	Summary of Submission	Relief Sought
Craig & Deborah Allan	295 Lower Shotover Road	Conditional support based upon being satisfied that the effects of the proposal on the submitters are satisfactorily mitigated	Conditions that would detail the design and colour of the southern visible elevation, a high standard of design and construction, not a relocatable unless agreed, the building to be coloured dark and recessive to the south, workers accommodation numbers to be capped by mutual agreement, no barking/wandering dogs on site



**Figure 1 – application site (outlined in purple) and submitter's property (outlined in blue)**

It is noted that the Otago Regional Council sent an email in regard to natural hazards, particularly in relation to wastewater disposal; however, the email specified that this was not a submission.

#### **4. CONSULTATION AND WRITTEN APPROVALS**

The following persons have provided their written approval and as such adverse effects on these parties have been disregarded.

Person (owner/occupier)	Address (location in respect of subject site)
Craig & Deborah Allan	295 Lower Shotover Road

A copy of the written approval can be found in Appendix 3.

#### **5. PLANNING FRAMEWORK**

##### **5.1 THE DISTRICT PLAN**

##### **OPERATIVE DISTRICT PLAN**

The subject site is zoned Rural General under the Operative District Plan.

The proposed activity requires resource consent for the following reasons:

- A **discretionary** activity pursuant to Rule 5.3.3.3i(b) for the identification of a building platform of not less than 70m<sup>2</sup> in area and not greater than 1000m<sup>2</sup> in area. It is proposed to identify a residential building platform of 370.09m<sup>2</sup> on the western part of the site.

##### **PROPOSED DISTRICT PLAN**

QLDC notified the Proposed District Plan on 26<sup>th</sup> August 2015. The subject site is proposed to be zoned Rural. There are no rules with immediate legal effect that apply to this proposal.

Overall, the application is considered to be a **discretionary** activity.

## **5.2 NATIONAL ENVIRONMENTAL STANDARD FOR ASSESSING AND MANAGING CONTAMINANTS IN SOIL TO PROTECT HUMAN HEALTH**

Based on the Preliminary and Detailed Site Investigation prepared on behalf of the applicant, the proposed activity is on a piece of land that is, or is more than likely to be, a HAIL site. The property has a history of commercial and agriculture activity having once been a freeze drying plant and historically farmed. Properties which have been used for commercial and agriculture activities may have been exposed to hazardous materials through either the storage and/or application of agrichemicals and other hazardous products. Agrichemical use is an activity listed on the HAIL.

The Preliminary and Detailed Site Investigation prepared by Davis Consulting Group confirmed that the site soils have not been impacted through the use of broad acre agrichemical use, and heavy metal concentrations are consistent with local background concentrations. Based on the results of this investigation, Davis Consulting Group concluded that it is highly unlikely that there is a risk to human health from the establishment of a rural residential development and that the site is fit for residential activity.

The proposal is therefore permitted pursuant to Clause 4 of the NES.

## **6. STATUTORY CONSIDERATIONS**

This application must be considered in terms of Section 104 of the RMA.

Subject to Part 2 of the RMA, Section 104 sets out those matters to be considered by the consent authority when considering a resource consent application and submissions received. Considerations of relevance to this application are:

- Actual and potential effects on the environment; and
- Operative and Proposed Queenstown Lakes District Plan

The application must also be assessed with respect to the purpose of the RMA which is to promote the sustainable management of natural and physical resources. Section 9 of this report outlines Part 2 of the RMA in more detail.

Overall, the application is for a Discretionary Activity, as such the application must be considered under Section 104B which provides for the consent authority to grant or refuse consent, and in granting consent may impose conditions under Section 108.

## **7. INTERNAL REPORTS**

The following reports have been prepared on behalf of QLDC and are attached as appendices.

### **7.1 LANDSCAPE ARCHITECT'S REPORT**

The landscape assessment was prepared by Mr Richard Denney, Consultant Landscape Architect (*Appendix 4*) with respect to effects of the additional platform in terms of rural character, visibility, and domestication of the landscape. Mr Denney's key concerns are with respect to ensuring a future building is appropriately recessive, and proposed landscape treatment.

### **7.2 ENGINEER'S REPORT**

The engineering report was prepared by Mr Warren Vermaas, Council's Resource Management Engineer (*Appendix 5*) with respect to access, parking and manoeuvring, earthworks, servicing, and natural hazards. Mr Vermaas has not raised any specific concerns with respect to these matters, and has commented that all works and connections proposed are feasible in conjunction with supporting consent conditions.

The assessment and recommendations of these reports are addressed where appropriate in the assessment to follow.



## 8. ASSESSMENT

This section outlines an assessment against the following:

- (i) Landscape Classification
- (ii) Effects on the Environment guided by Assessment Criteria
- (iii) District Plan Provisions (Objectives and Policies Assessment)

### 8.1 LANDSCAPE CLASSIFICATION

The site is located on the eastern fringe of the Hawthorn triangle and is defined within *Appendix 8A-Map 1 Landscape Categorisation in the Wakatipu Basin* within the District Plan as an Other Rural Landscape (ORL). Mr Denney has assessed the proposal and concurs with this classification, noting that the landscape within the triangle has limited characteristics associated with Arcadian pastoral landscapes and is more of a generic domesticated rural landscape.

### 8.2 EFFECTS ON THE ENVIRONMENT

#### 8.2.1 The Permitted Baseline

When determining the actual and potential effects of an application for resource consent, the 'permitted baseline' may be considered. A consent authority may disregard an adverse effect of an activity on the environment if the plan permits an activity with that effect. In this case the identification of building platforms within the Rural General zone require consent, therefore there is no applicable permitted baseline.

#### 8.2.2 Existing Environment/Receiving Environment

The site contains an existing commercial office, as approved by resource consent RM990549, associated car parking and storage, and is surrounded by established *Cupressus leylandii* hedge. The surrounding environment is characterised by properties of a rural lifestyle scale within the Hawthorn Triangle. I consider it is relevant to consider the receiving environment.

#### 8.2.3 Actual and Potential Effects on the Environment

I consider the proposal raises the following actual and potential effects on the environment:

- *Landscape effects*
- *Transport effects*
- *Earthworks effects*
- *Infrastructure effects*
- *Natural Hazards effects*

The relevant assessment matters are found in Sections 4 (*District Wide Issues*) and 5 (*Rural Areas*) of the Operative District Plan and have been taken into consideration in the assessment below.

The Assessment of Effects provided within the applicant's AEE is considered accurate and is adopted for the purposes of this report, along with the following summary that takes into consideration assessments prepared by the Council's Landscape Architect and Resource Management Engineer.

### Landscape

Mr Denney considers that the proposed development would not be complementary or sympathetic to the character of the adjoining Visual Amenity Landscape in regard to domestic intensification of the site with increased built form, a dominance of domestication of the landscape and domestic activity within the site. I accept Mr Denney's findings and consider that the proposed platform would result in adverse effects on the adjoining Visual Amenity Landscape. I also accept Mr Denney's view that the presence of increased domestication and built form would be limited, as the site is generally enclosed by mature evergreen hedges, although the hedges are partly located on adjoining properties and cannot be relied on for mitigation. As such, the applicant proposes additional screening planting forming a 'double' hedge. I accept Mr Denney's recommended conditions of consent in regard to landscaping.

I agree with Mr Denney's view that the introduction of a residential land use would intensify the domestication of the site, but that it would be relatively visually contained within the site, subject to additional planting. I also consider that the proposed activity is mitigated slightly by the existing modified site environment that contains an established commercial activity, associated parking and storage.

Mr Denney considers that the external appearance of a future building within the platform should be recessive, given the density of built form in the site and the highlighted presence of the existing office building created through its very pale colouring. This consideration is accepted and conditions for standard rural design controls are imposed.

Mr Denney notes that the site is highly modified and does not appear to contain any nature conservation values of note. I accept this finding.

Mr Denney considers that the platform would enable a building to breach the skyline as viewed from Lower Shotover Road; however, the breach would be fleeting within the entrance gap in the hawthorn hedge as viewed travelling along the road, and would be in a context of taller trees adjacent.

The proposed building platform would increase the density of built form within the site, and the presence of built form would become dominant within the site. Mr Denney notes that the site is an oddity in its small size and its consented commercial land use and parking area. Given the enclosed nature of the small site Mr Denney considers it contributes little to the character of the broader landscape. I accept that conclusion.

### Transport

Currently this site has an existing office located on it which has provision for 20 parking spaces for the office workers which was approved under RM990549. Mr Vermaas notes that two additional parking spaces will be required at the time a residential dwelling is erected, and is satisfied that there is adequate space available to provide the additional parking and manoeuvring space as required. Mr Vermaas recommends conditions in regard to forming the access, parking and manoeuvring areas to Council standards.

### Earthworks

Minimal earthworks are required to extend the driveway and establish footings for a building within the platform. Mr Vermaas recommends the imposition of appropriate conditions in regard to site management, traffic management plan for works in the Lower Shotover Road reserve, and stabilising or re-vegetating exposed areas. These recommendations are accepted.

### Infrastructure

No connection to Council services is required. The site has existing power and telecommunications connections. Mr Vermaas is satisfied that all services can be provided and recommends conditions of consent in regard to water testing, fire fighting tank, couplings and hardstand area, and design of an effluent treatment system, which will be submitted as part of the building consent application.

### Natural Hazards

As noted by the Otago Regional Council email, the site is subject to flood risk. Mr Vermaas recommends a condition that the effluent design considers the flood risk hazard at the time of building consent application.

### Summary of Effects

The proposed platform will increase domestication and built form within the site, and will result in adverse effects on the adjoining Visual Amenity Landscape. Having considered the proposal and the findings of the landscape and engineering assessments, the adverse effects of the proposed development in regard to visibility, domestication and landscape values are acceptable and can be appropriately mitigated.

Subject to imposed conditions, the site can be adequately accessed and serviced for residential use.

## **8.3 THE DISTRICT PLAN – ASSESSMENT MATTERS AND OBJECTIVES AND POLICIES**

### Operative Queenstown Lakes District Plan

The relevant objectives and policies are contained within Part 5 (*Rural Areas*) of the Operative District Plan.

The objectives and policies in Part 5 focus on development of the district whilst avoiding, remedying and mitigating the adverse effects on landscape and visual amenity values. The proposal provides for future residential development in an appropriate location where adverse effects on the adjoining Visual Amenity Landscape can be mitigated by additional planting. The proposal is deemed to be consistent with the relevant objectives and policies of the Operative District Plan.

### Proposed Queenstown Lakes District Plan

Council notified the Proposed District Plan on 26<sup>th</sup> August 2015, which contains objectives and policies with immediate legal effect, pursuant to section 86A(2) of the RMA.

Under the Proposed District Plan the site is proposed to be rezoned Rural Lifestyle and is identified within the 'Hawthorn Triangle' Rural Lifestyle Zone bordered by Speargrass Flat, Lower Shotover and Domain Roads. The relevant objectives and policies are contained within Chapter 22 (*Rural Residential & Rural Lifestyle*).

These provisions seek to maintain and enhance the district's landscape quality, character and visual amenity values while enabling rural living opportunities in areas that can avoid detracting from those landscapes.

The proposed platform provides for rural living opportunities on a site that can accommodate increased domestication, subject to additional landscaping and design controls. The proposal is therefore considered not contrary to the relevant objectives and policies of the Proposed District Plan.

### *Summary of Findings*

The proposal is considered to be consistent with the relevant objectives and policies of the Operative District Plan, and not contrary to the relevant objectives and policies of the Proposed District Plan.

## **9. PART 2 OF THE RESOURCE MANAGEMENT ACT 1991**

Part 2 of the RMA details the purpose of the RMA in promoting the sustainable management of the natural and physical resources.

As discussed throughout this report, it is considered that the development proposed is appropriate in this setting based upon an assessment of the application against s104 matters and in particular, the relevant provisions of the Operative District Plan. It is concluded that the proposal maintains the character, landscape and visual amenity values of the site and surrounds, subject to imposed conditions. As such, I consider the proposal does promote sustainable management of the landscape resource.

Overall, I consider the proposal does promote sustainable management as per the purposes and principles of the RMA.

## **10. RECOMMENDATION**

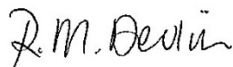
For the reasons outlined above I recommend that consent be granted.

Subject to the imposition of conditions of consent, the actual and potential effects of the proposed residential building platform are acceptable. The proposed development will result in adverse landscape effects that will be mitigated by additional landscaping and appropriate design controls. Subject to imposed conditions, the site can be adequately accessed and serviced for residential use.

The proposal is not contrary to the relevant objectives and policies of the District Plan or Proposed District Plan.

The proposal promotes the overall purpose of the RMA.

Report prepared by



Rosalind Devlin  
**CONSULTANT PLANNER**

Reviewed by



Paula Costello  
**SENIOR PLANNER**

**Attachments:**

Appendix 1	Applicant's AEE
Appendix 2	Summary of Submissions
Appendix 3	Written Approval
Appendix 4	Landscape Assessment – Mr Richard Denney
Appendix 5	Engineering Assessment – Mr Warren Vermaas

**Report Dated:** 26 May 2017

**APPENDIX 1 – APPLICANT’S AEE**

## **ATTACHMENT [A]**

### **Information & Assessment of Environmental Effects**

---

#### ***NT & MM McDonald Family Trust***

#### ***Residential Building Platform***



**July 2016**

**Prepared by:** Nick Geddes

**CLARK FORTUNE MCDONALD & ASSOCIATES**  
REGISTERED LAND SURVEYORS, LAND DEVELOPMENT & PLANNING CONSULTANTS

## **1.0 A DETAILED DESCRIPTION OF THE PROPOSAL:**

### **1.1 Site Description**

The subject site is legally described as Lot 1 DP 23443 and the certificate of title for this property is contained in Attachment [B] to this application while a site location plan is contained in Attachment [C] to this application.

The subject site is divided by a line of mature poplar trees which transect the site east to west. The western and southern boundaries are fortified with Cypress Leylandii while a Hawthorne hedge stands along the roadside boundary.

The western portion of the site remains grassed and fenced while the eastern portion of the site contains a commercial building with associated car parking. A garage structure is situated to the south of the commercial building towards the rear of the property.



Access to existing buildings is via a formed and level vehicle crossing onto Lower Shotover Road which affords uninterrupted sight distances for 350m in each direction. Lower Shotover Road is signposted with a maximum speed limit of 80kph.

## 1.2 Site History

- **RM980599** - R A Brookes - Replace Existing Freeze Dry Plant With A Dwelling House At Lower Shotover Rd, Queenstown - Current Status: DECISION ISSUED 18/03/1999
- **RM990549** - Queenstown Property Information Ser - Use An Existing Building On Lower Shotover Rd, Queenstown For A Professional Office - Current Status: DECISION ISSUED 15/12/1999.
- **RM031051** - Nt & Mm Mcdonald Family Trust - Construct A Storage Shed At Lower Shotover Road, Wakatipu Basin - Current Status: DECISION ISSUED 18/12/2003.
- **RM030610** - N T & M M Mcdonald Trust - Identify A Building Platform For Property Located At Lower Shotover Road, Queenstown - Current Status: Application Lapsed s159 SAS Amendment Act 1/10/2010.
- **RM070177** - Nt & Mm Mcdonald Family Trust - Extension And Alterations To The Existing Storage Shed At Lower Shotover Road, Queenstown - Current Status: DECISION ISSUED 21/03/2007.

## 1.3 The Proposal

The applicant seeks consent to identify a residential building platform on the western portion of the site which is depicted on the site plan contained in Attachment [D] to this application.

### 1.3.1 Access

Access to the proposed dwelling will be via the existing vehicle crossing over a formed section of driveway to a car port structure proposed on the northern elevation of the residence. The existing car parking area is sufficient in size to ensure that any vehicles accessing the residence will not be required to reverse manoeuvre into Lower Shotover Road.

### 1.3.2 Servicing

#### *Water*

The subject site has a water allocation initially attributed to the operation of a freeze dry facility established on the site. 3000 litres per day is confirmed in documentation



contained in Attachment [E] to this application which is sufficient to provide the District Plan standard of 2,100 litres per day per residential allotment. The drinking water will not require any monitoring. It has been used for domestic purposes without fatality since 1998.

An existing water tank on the property services the commercial building and is depicted on the plan contained in Attachment [D]. The applicant has located another 30,000 litre tank on the southern side of the existing as depicted on the site plan. Within this tank a minimum of 20,000 litres will be maintained at all times as a static fire fighting reserve.

Either a 70mm Instantaneous Coupling (Female) NZS 4505 or 100mm and 140mm Suction Coupling (Female) NZS 4505 will be fitted to the tank to facilitate fire fighting. This connection will be approximately 15m from the proposed building platform.

A hardstand area already exists to the existing tank and an extension of this will enable a fire service appliance to park on it. Access will be maintained at all times to the hardstand area.

A condition of consent appears in Attachment [F] which ensures the water supply to the proposed platform is provide prior to occupation of any dwelling on the platform. It is anticipated that this condition will become a consent notice on the title of the property which will ensure the provision of this service.

#### *Effluent Disposal*

A disposal field has been identified and site and soils assessment has been completed by Southern Monitoring Services which is contained in Attachment [G]. The assessment confirms the suitability of the soil to dispose of effluent to ground.

Effluent disposal on the site is subject to the final design of a treatment system which is dependent on the loading anticipated from the platform which is in turn dependent on the final design of any residential unit to be constructed. As such, a condition of consent appears in Attachment [L] which requires at the time a dwelling is erected on the platform the consent holder shall engage a suitably experienced person as defined in sections 3.3 & 3.4 of AS/NZS 1547:2012 to design an onsite effluent disposal system in compliance with AS/NZS 1547:2012. It is anticipated that this condition will become a consent notice on the title of the property which will ensure the provision of this service.

### *Telecom & Power*

A connection to both of these services has already been installed to the offices which have been established on the site. Connections for power and telecom can be extended from the existing terminals at the driveway to the proposed residential dwelling.

The following conditions of consent appear in Attachment [F]:

- Written confirmation or evidence shall be provided from the electricity network supplier responsible for the area, that provision of an underground electricity supply has been made available (minimum supply of single phase 15kva capacity) to the building platform.
- Written confirmation shall be provided from the telecommunications network supplier responsible for the area, that provision of underground telephone services has been made available to the building platform and that all the network supplier's requirements for making such means of supply available have been met.

These will ensure the provision of telecommunications and power to the proposed platform is provide prior to registration of the platform.

#### 1.3.3 Earthworks & Landscaping

The poplar trees which stand across the site have reached maturity with a canopy some 4.5 metres above ground level. As such, they are considered to offer little on site amenity. Six of these are to be removed.

The existing Cypress Leylandii on the site and the neighbouring properties provide a good level of screening between neighbours and offer good screening from predominate winds. The applicant intends on extending the existing Cypress Leylandii hedge across the south western corner and western boundary. A planting plan has been included in Attachment [D] to this application.

The only earthworks required are to extend the driveway area (4m<sup>3</sup>). The proposed works does not include any cut or fill in excess of 2m in height.

#### 1.3.4 Building Design

The applicant proposes a range of design restrictions and site controls which are to be secured at the time the platform is registered by way of a consent notice. The applicant volunteers the following:

- a) Any future residential dwellings shall be located within the respective approved residential building platforms identified on the title plan.
- b) All building on the platform shall be limited to a maximum height of 377.57 metres above sea level as measured along a central east / west ridgeline and reducing to 376.07 metres above sea level on the eastern and western platform boundaries.
- c) Cladding of the future dwelling within the platforms shall be timber (painted or unpainted), stacked stone, Coloursteel or solid plaster or a similar material approved by the Council. Finishes shall be visually recessive and of low reflectivity (less than 36%).
- d) Joinery shall be in timber, steel, aluminium. Joinery colours (except timber) shall match roofing and spouting colours.
- e) Accessory buildings shall be clad and coloured to match the primary dwelling.
- f) None of the following materials may be incorporated into the exterior of the building:
  - Fibre cement weatherboard sidings and roofing;
  - Uncoated fibre materials;
  - Imitation timber, brick or masonry;
  - Metal weatherboards or compressed fibre weatherboards;
  - Any metal or asphalt based aggregate covered tiles and shingles.
- g) All exterior lighting shall be restricted to curtilage area and shall be down lighting only. Lighting shall not exceed 1m in height, except where attached to a building where it shall not exceed 3m in height. There shall be no light spill beyond the property boundary. External lighting shall not be used to highlight or accentuate built forms, structural elements or any landscape features visible from beyond the property boundary.
- h) The occupancy of any residential building erected on the platform shall not exceed twelve persons.

## 1.4 Statutory Provision

### 1.4.1 Operative Queenstown Lakes District Council District Plan

The subject site is located within the Rural General Zone of the District Plan. The site contains no known protected items or areas of significant vegetation.

#### **5.3.3.3 Discretionary Activities**

The following shall be Discretionary Activities, provided that they are not listed as a Prohibited or Non-Complying Activity and they comply with all of the relevant Zone Standards; and they have been evaluated under the assessment criteria in rule 5.4.

- (b) The identification of a building platform of not less than 70m<sup>2</sup> in area and not greater than 1000m<sup>2</sup> in area.

### 1.4.2 Proposed Queenstown Lakes District Council District Plan

The subject site is located within the Rural General Zone of the District Plan. The site contains no known protected items or areas of significant vegetation. Submissions towards the Proposed District Plan close on the 23<sup>rd</sup> of October. Therefore, it is considered unnecessary to undertake a weighting exercise.

For the purpose of completeness the proposal requires consent for the following reasons:

- Pursuant to Rule 22.4.3.3 the identification of a building platform for the purposes of a residential unit is a discretionary activity.

### 1.4.3 National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2012.

In order to meet the requirements of the NES and determine if the site is fit for residential activity, McDonald Family Trust commissioned Davis Consulting Group Limited (DCG) to undertake a Preliminary and Detailed Site Investigation of the site. Reporting on this investigation is contained in Attachment [H] while a summary is provided below:

The scope of work completed during the PSI and DSI included the following:

- Review of the site history.
- Discussions with the site owner;

- Completion of a site inspection to examine the condition of the property;
- Collection of soil samples from locations across the proposed residential site to characterise the concentrations of broad acre applications and contaminants that may be associated with agricultural activities;
- Consider the risk to human health based on the findings of the investigation and contaminant concentrations detected; and
- Preparation of a combined PSI and DSI report in accordance with the requirements of the Contaminated Land Management Guidelines (CLMG) No. 1.

Based on the findings of the PSI and DSI, the following conclusions are made:

- NT and MN McDonald Family Trust is seeking resource consent for the landuse change of a property located at 309 Lower Shotover Road, Queenstown. The property has a history of commercial and agriculture activity having once been a freeze drying plant and historically farmed. The proposed landuse change is for residential development;
- Given the historical agricultural use of the site there is a risk of the site receiving applications of persistent pesticides and regular applications of fertilisers that may have impacted the soil quality;
- Agrichemical use is an activity on the Hazardous Activities and Industries List (HAIL). Landuse change of land that is potentially contaminated by an activity listed in the HAIL triggers the NES for Assessing and Managing Contaminants in Soil to Protect Human Health;
- A systematic sampling approach was adopted for the broad acre sampling. The sampling plan used a 15m spaced sampling transect across the proposed dwelling site'
- The OCP and heavy metal soil analysis results indicate the possible application of pesticides to the site has not resulted in concentrations that present a risk to human health that may be associated with rural residential use of the site.

In summary, the investigation has confirmed that the site soils have not been impacted through the use of board acre agrichemical use. Heavy metal concentrations are consistent with local background concentrations. Based on the results of this investigation, DCG concludes it is highly unlikely that there is a risk to human health from the establishment of a rural residential development and the site is fit for residential activity.

Overall, the application is a **discretionary** activity.

## **2.0 ASSESSMENT OF THE ACTIVITY'S EFFECTS ON THE ENVIRONMENT**

### **2.1 If it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity:**

It is considered that the proposal will not result in any significant adverse effect on the environment and the location proposed is considered appropriate.

### **2.2 An assessment of the actual or potential effect on the environment of the activity:**

#### 2.2.1 Permitted Baseline

Section 104 of the Resource Management Act 1991 provides that a consent authority may disregard an adverse effect of the activity on the environment if a national environmental standard or the plan permits an activity with that effect. A number of activities are permitted on the site and therefore form part of the permitted baseline for the site:

- Earthworks up to 300m<sup>3</sup> over 1000m<sup>2</sup> every 12 months.
- Farming is a permitted activity. Accepted farming practices can reasonably include: Ploughing, drilling, topdressing, hay baling, fencing and the construction of stock yards.
- Routine repair and maintenance of operational tracks often undertaken by heavy machinery and/or hydraulic excavator.
- Mineral exploration (mining) is a controlled activity.

#### 2.2.2 Existing Environment

The site and the surrounding land fall within the area commonly known as 'The Triangle' which is bordered by Speargrass Flat Road, Domain Road and Lower Shotover Road. The land is zoned Rural General, and is located within the Other Rural Landscape 'ORL' Category of the Queenstown Lakes District Plan as has been previously determined by the Environment Court.

The Triangle has been the subject of numerous subdivision applications and has developed a rural-living character. The land is generally flat with the most notable

landscape element being the extensive shelterbelt plantings which align the road boundaries and which demarcate internal boundaries within the Triangle.

A receiving environment plan of the Triangle is included as Attachment [I] which demonstrates that the density within the Triangle is approximately 1 residential platform per hectare.

The construction of a commercial freeze dry facility in 1991 signalled the departure of the site from a traditional rural block to one of a commercial nature. This departure was further legitimised by RM990549 which consented the conversion of the freeze dry facility into a professional office.

### 2.2.3 Any physical effect on the locality, including any landscape and visual effects

The roadside / eastern boundary contains a 3.5m Hawthorne hedge which prohibits any visual perspective of the proposed dwelling from Lower Shotover Road. The proposed platform and dwelling is not visible from a northern perspective due to the existing commercial building and garage structure which stand at a maximum height of 3.3m.

A 6m high Cypress Leylandii hedge stands along the western boundary restricting any visual perspective of the proposal from the west.

The southern and part of the western boundary relies on the 2.4m Cypress Leylandii hedgerow which stands on the neighbouring property Lot 2 DP 417550. The applicant proposes an Cypress Leylandii within the boundaries of the property along the southern and part of the western boundary in order to secure sustained visual mitigation of existing and proposed activities on the site. A condition of consent (should consent be granted) ensures that any plantings proposed are irrigated.

The proposed platform enables a maximum building height of 5.5m above existing ground level along a central ridgeline which runs east to west. The northern and southern halves of the platform reduce in height from 5.5m to 4.0m over a distance of 8.5m. Given the height of the proposed structure in the context of existing and proposed plantings no visual perspective is afforded from an off site perspective.

Lower Shotover Road provides the boundary between two landscape categories being Visual Amenity Landscape (VAL) to the east and Other Rural Landscape (ORL) to the west. Effectively the subject site is some 14 metres from a VAL.

However, the proposed development cannot be viewed in the context of the neighbouring VAL by virtue of:

- The location of the existing commercial premise and garage on the subject site.
- The existing hedgerows which extend along the southern, western and eastern boundaries of the subject site.
- The protected Hawthorne Hedge which borders the road reserve almost the entire length of Lower Shotover Road.

The proposed development can only be viewed at one point on Hunter Road approximately 1.7km from the subject site in the same visual catchment as the entire Hawthorne Triangle. Photograph contained in Attachment [J]. The roof space of the proposed dwelling will be the only visible element of the proposal and will appear as an extension of the existing structures on the property.

The subject site does not afford traditional rural characteristics and is unique in the sense that commercial operations have occurred on the property since 1991.

The relocated residence features materials which will not compromise the appearance of the existing buildings on the site and will not be directly visible from any adjoining properties due to the location of existing and proposed planting as detailed on the plan contained in Attachment [D].

Overall, any adverse effects from the proposed development upon the visual amenity and/or visual amenity landscape are considered to be de minimis.

### 2.2.3 Any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:

Existing and proposed vegetation on the boundaries of the subject site effectively screens the proposal from any off site perspective as discussed in Part 2.2.2 above. Whilst the proposal is effectively screened it is considered that any adverse effects upon the visual amenity values afforded on any neighbouring property will be maintained and there will be effect on the wider community in this regard.

Since 1999 a professional office has been in operation on the site. The office attracts 15 employees to the site each day, clients, couriers and vehicle movements during the day associated with land surveying.



The proposed residence introduces two additional vehicle movements to and from the property. Due to the level of vehicle movement associated with the operation of the office it is considered that there will be no noticeable increase from any neighbouring property.

Lower Shotover Road is an important arterial route between Malaghans Road and State Highway 6 and is considered to afford sufficient capacity to accommodate an additional two vehicle movements associated with the proposal.

Overall, the proposal is not considered to have any adverse social, economic or cultural effect or any adverse effects upon those in the neighbourhood and/or the wider community.

**2.2.4 Any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity:**

The subject site is not known to contain any ecosystems or habitat (plant or animal) which the proposal is likely to compromise.

**2.2.5 Any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations:**

The subject site is not known to contain any natural resource.

The impact of the proposal on infrastructure is considered in Part 4.3 below.

**2.2.6 Any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants:**

The proposal does not include the discharge of contaminants.

**2.2.7 Any risk to the neighbourhood, the wider community, or the environment through natural hazards or the use of hazardous substances or hazardous installations:**

The subject site is not recognized as being susceptible to any natural hazards. The proposed activity does not include the use of hazardous substances or installations.

**2.3 If the activity includes the use of hazardous substances and installations, an assessment of any risks to the environment that are likely to arise from such use:**

Refer to Part 2.2.7 above.

- 2.4 If the activity includes the discharge of any contaminant, a description of—**  
**(i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and**  
**(ii) any possible alternative methods of discharge, including discharge into any other receiving environment:**

Refer to Part 2.2.6 above.

- 2.5 A description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect:**

The applicant proposes a Cypress Leylandii within the boundaries of the property along the western and part of the southern boundary in order to secure sustained visual mitigation of existing and proposed activities on the site. A condition of consent (should consent be granted) ensures that any plantings proposed are irrigated. No other mitigation measures are considered to be necessary.

- 2.6 Identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted:**

No persons are considered affected by the activity.

- 2.7 If the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved:**

No monitoring above or beyond standard consent conditions is considered necessary.

- 2.8 If the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).**

The proposed activity will not have any adverse effect on the exercise of a protected customary right.

### 3.0 DISTRICT PLAN: OBJECTIVES AND POLICIES ASSESSMENT

#### 3.1 District Wide Objectives and Policies: Natural Environment

##### 3.1.1 Objective 1 - Nature Conservation Values:

- The protection and enhancement of indigenous ecosystem functioning and sufficient viable habitats to maintain the communities and the diversity of indigenous flora and fauna within the District.
- Improved opportunity for linkages between the habitat communities.
- The preservation of the remaining natural character of the District's lakes, rivers, wetlands and their margins.
- The protection of outstanding natural features and natural landscapes.
- The management of the land resources of the District in such a way as to maintain and, where possible, enhance the quality and quantity of water in the lakes, rivers and wetlands.
- The protection of the habitat of trout and salmon.

Policies relevant to the above Objective being 1.1 – 1.20 have been considered. Due to the site not containing any significant indigenous ecosystems, plants, animals or extensive areas of natural character a majority of these policies are not considered relevant.

The proposed development is not located within the vicinity of any Outstanding Natural Features.

Any adverse effects from the proposed development upon any surrounding natural landscape is considered to be de minimis. This is detailed in Part 2.2.3 above.

The proposed development will not compromise the quality and quantity of water in any lakes, rivers and wetlands.

##### 3.1.2 Objective 2: Air Quality

- Maintenance and improvement of air quality.

Policies:

- 2.1 *To ensure that land uses in both rural and urban areas are undertaken in a way which does not cause noxious, dangerous, offensive or objectionable emissions to air.*

The proposal will not result in any noxious, dangerous, offensive or objectionable emissions to air.

### **3.2 District Wide Objectives and Policies: Landscape and Visual Amenity**

Objective:

Subdivision, use and development being undertaken in the District in a manner which avoids, remedies or mitigates adverse effects on landscape and visual amenity values.

- 1 Future Development
  - (a) To avoid, remedy or mitigate the adverse effects of development and/or subdivision in those areas of the District where the landscape and visual amenity values are vulnerable to degradation.
  - (b) To encourage development and/or subdivision to occur in those areas of the District with greater potential to absorb change without detracting from landscape and visual amenity values.

The subject site has operated as a commercial premise since 1991 and is situated within an Other Rural Landscape. As such, the site and surrounding area is not considered to be an area where the landscape and visual amenity values are vulnerable to degradation.

The proposed development cannot be viewed in the context of the neighbouring VAL for reasons outlined in Part 2.2.3 above. For the same reasons the subject site is considered to represent an area which has the ability to absorb change without detracting from landscape and visual amenity values.

- (b) To ensure subdivision and/or development harmonises with local topography and ecological systems and other nature conservation values as far as possible.

The proposal does not include any subdivision.

Policies 2 – 17 have been assessed and are not considered to be relevant to the proposal.

### **3.3 District Wide Objectives and Policies**

Objectives and Policies under the sections below have been assessed and are not considered to be relevant due to the nature of the proposal:

**Tangata Whenua**

**Open Space and Recreation**

**Energy**

**Surface of Lakes and Rivers**

**Solid and Hazardous Waste Management**

**Natural Hazards**

**Urban Growth**

**Affordable and Community Housing**

**Earthworks**

**Monitoring, Review and Enforcement**

### **3.4 Rural General and Ski Area Sub-Zone - Objectives and Policies**

#### **3.1.1 Objective 1 - Character and Landscape Value**

- To protect the character and landscape value of the rural area by promoting sustainable management of natural and physical resources and the control of adverse effects caused through inappropriate activities.

Policies:

- 1.1** *Consider fully the district wide landscape objectives and policies when considering subdivision, use and development in the Rural General Zone.*

District wide landscape objectives and policies have been considered in Part 3.1 above.

- 1.2** *Allow for the establishment of a range of activities, which utilise the soil resource of the rural area in a sustainable manner.*

- 1.3 *Ensure land with potential value for rural productive activities is not compromised by the inappropriate location of other developments and buildings.*
- 1.4 *Ensure activities not based on the rural resources of the area occur only where the character of the rural area will not be adversely impacted.*
- 1.5 *Provide for a range of buildings allied to rural productive activity and worker accommodation.*

In relation to 1.2 - 1.5 above, the subject site does not afford an soil resource or land valued for rural production as referred above. Existing activities on the site since 1991 have continued without compromising the character of the rural area. In addition, the rural character of the surrounding area has been significantly diminished by residential development.

- 1.6 *Avoid, remedy or mitigate adverse effects of development on the landscape values of the District.*
- 1.7 *Preserve the visual coherence of the landscape by ensuring all structures are to be located in areas with the potential to absorb change.*
- 1.8 *Avoid remedy or mitigate the adverse effects of the location of structures and water tanks on skylines, ridges, hills and prominent slopes.*

The proposed development is not considered to compromise the landscape value whilst the site is considered to represent an area with the ability to absorb change. The rationale to support this is contained in Part 2.2.1 - 2.2.3 above.

- 1.9 *Ensure adverse effects of new commercial Ski Area activities on the landscape and amenity values are avoided or mitigated.*

The proposal does not include any new commercial ski activities.

### 3.1.2 Objective 2 - Life Supporting Capacity of Soils

- Retention of the life supporting capacity of soils and/or vegetation in the rural area so that they are safeguarded to meet the reasonably foreseeable needs of future generations.

- 2.1 *Avoid, remedy or mitigate adverse effects of subdivision and development on the life supporting capacity of the soils.*
- 2.2 *Enable a range of activities to utilise the range of soil types and microclimates.*

- 2.3 *Encourage the long-term retention of the capabilities of the District's soils through research and dissemination of relevant information to the community.*
- 2.4 *Encourage land management practices and activities, which avoid, remedy or mitigate adverse effects on soil and vegetation cover.*
- 2.5 *Encourage land users to monitor the condition of vegetation on their land by providing information and assistance, where practicable.*

The subject site does not afford an soil resource which represents a productive unit requiring safeguarding to ensure the needs of future generations.

### 3.1.3 Objective 3 - Rural Amenity

- Avoiding, remedying or mitigating adverse effects of activities on rural amenity.

- 3.1 *Recognise permitted activities in rural areas may result in effects such as noise, dust and traffic generation, which will be noticeable to residents the rural areas.*

The introduction of a residential building on the subject site is not considered to result in any increase in noise or dust. Traffic generation associated with the residential activity is considered to be accommodated within the considerable body of traffic movement associated with the existing commercial premise on the property. As such, it is considered that there will not be any noticeable increase in traffic to any other residents in the surrounding area.

- 3.2 *Ensure a wide range of rural land uses and land management practices can be undertaken in the rural areas without increased potential for the loss of rural amenity values.*

The proposal is not considered to restrict the ability of any rural land uses or land management practices to be undertaken in the rural area. The level of rural amenity associated with the subject site and surrounding area has been discussed in Part 2.2.2 where the area is not considered to support a high level of traditional rural amenity value.

- 3.3 *To avoid, remedy or mitigate adverse effects of activities located in rural areas.*

Adverse effects of the proposal are considered in Parts 2.2.1 and 2.2.3 where it has been determined any adverse effects will be de minimis. Mitigation planting

has been detailed on the proposed plans contained in Attachment [D] and outlined in Part 2.5 above.

- 3.4 *To encourage intensive and factory farming away from Rural Residential, Rural Lifestyle, Urban, Residential, or Business Zones, in order to minimise the potential for conflict between these zones.*

The proposal does not restrict the ability of intensive and factory farming to be located away from the above zones.

- 3.5 *Ensure residential dwellings are setback from property boundaries, so as to avoid or mitigate adverse effects of activities on neighbouring properties.*

The proposed residential building has been setback 20m from the roadside boundary and at least 15m from all remaining boundaries.

- 3.6 *To require acoustic insulation of buildings located within the airport Outer Control Boundary, that contain critical listening environments.*

The subject site is not located within the airport Outer Control Boundary.

#### 3.1.4 Other Objectives and Policies:

Objective 4 - Life Supporting Capacity of Water

Objective 5 - Mineral Extraction

Objective 6 -Ski Area Sub-Zone

Objective 7 - Buffer Land for Airports

Objective 8 – Building Line Restriction Area

Objectives and Policies referenced under 4-8 above have been assessed and are not considered relevant due to the nature and scale of the proposal and the subject site.

### **3.5 Objective and Policies - Relocated Buildings, Temporary Buildings and Temporary Activities**

#### **Objective 1 - Amenity**



- Relocatable buildings, temporary buildings and temporary activities located and operated to minimise any adverse effects on the environment.

Policies:

- 1 To require consent to a discretionary activity for the external appearance of any relocatable building, with emphasis on compatibility with the amenity of the surrounding locality.
- 2 To set detailed rules for the time limit, size of temporary buildings and operation of temporary activities.

The surrounding amenity has been discussed in Part 2 above and further discussed in Part 4 below. The proposal is not considered to compromise the level of amenity currently afforded in the surrounding locality.

### **3.6 Proposed Queenstown Lakes District Council District Plan**

Relevant Objectives and Policies of the Proposed District Plan are contained within Attachment [K] to this application. Submissions towards the Proposed District Plan close on the 23<sup>rd</sup> of October and it is considered unnecessary to undertake a weighting exercise. While assessment cannot be made under the Proposed District Plan consideration of the Proposed District Plan can be made with a view to the direction Council policy makers intend for the Proposed Zone.

It is clear that the Proposed District Plan is more permissive in relation to the current proposal a subject site than the Operative District Plan.

## **4.0 DISTRICT PLAN: RULES AND ASSESSMENT CRITERIA**

### **4.1 Landscape Assessment**

Assessment Matter 5.4.2.2 (4) of the Rural General zone, sets out the ORL assessment criteria. The assessment matters are discussed in relation to this current proposal below.

- Whether and the extent to which the proposed development will be complementary or sympathetic to the character of adjoining or surrounding visual amenity landscape;*

Part 2.2.3 above confirms that Lower Shotover Road is the boundary between VAL and ORL where the subject site / proposal cannot be viewed in the context of the wider VAL.

Without any direct visual reference between the VAL and the proposal residential dwelling the potential for the proposal to compromise the amenity value of the VAL is considered to be extremely low. As such, the proposal is considered to remain complimentary to the VAL located to the east of Lower Shotover Road.

The plan of the receiving environment is contained in Attachment [I] which depicts a density which better aligns with a Rural Residential Zone than the density expected for the Rural General Zone. The Proposed District Plan recognises that development has changed the character of the area contained in and surrounding the Hawthorne Triangle where the zone has changed from Rural General to Rural Lifestyle as depicted on the plan contained in Attachment [L].

- (ii) *Whether and the extent to which the proposed development will be visible from public roads or from neighbour's properties;*

The roadside / eastern boundary contains a 3.5m Hawthorne hedge which prohibits any visual perspective of the proposed dwelling from Lower Shotover Road.

The proposed development can only be viewed at one point on Hunter Road approximately 1.7km from the subject site in the same visual catchment as the entire Hawthorne Triangle. Photograph contained in Attachment [J]. The roof space of the proposed dwelling will be the only visible element of the proposal and will appear as an extension of the existing structures on the property.

- (iii) *Whether and the extent to which the proposed development utilises existing topography or vegetation to integrate the development into the landscape and reduce its visibility;*

The existing topography of the site and surrounds is flat.

Existing vegetation has been discussed in Part 1.3 and 2.2.3 above. It is considered that due to existing shelterbelt plantings on the subject site, neighbouring properties and bordering the majority of the roads in the area the proposed development has limited visibility from an off site perspective.

- (iv) *Whether and the extent to which the proposed development will adversely affect the naturalness and rural quality of the landscape through*

*inappropriate landscaping including earthworks and planting as a result of any proposed mitigation or increased domestication;*

Development in the surrounding area has resulted in the landscape category for the area being an Other Rural Landscape which is a category that no longer is characteristic of poetically rural and Arcadian landscapes. A plan of the receiving environment is contained in Attachment [I] while the photo in Attachment [J] captures the area surrounding the site. As discussed in (i) above, the Proposed District Plan recognises the change in character which is largely due to the abundance of built form and shelterbelt planting in the landscape.

The proposed landscaping is minimal and seeks to compliment the pattern of existing landscaping on the site and within the vicinity.

Given the above, any adverse effects associated with the proposed landscaping upon the naturalness and rural quality of the landscape is considered to be nil to negligible.

- (v) *Whether and the extent to which landscaping as a result of development maintains and/or enhances historic or cultural patterns although it is acknowledged that this assessment matter is not necessarily consistent with others e.g. (iii) and (iv) above or (vii) below;*

The existing landscaping in the surrounding area is captured in the Photo contained in Attachment [J] while the existing landscaping on the boundaries of the site has been discussed in Part 1.3 and 2.2.3 above. The proposed landscaping is considered to be a continuation of that which already exists on the site and it is consistent with the historic and cultural patterns already established.

- (vi) *Whether and the extent to which the proposed development is complementary or sympathetic to, or can be coordinated with, existing or proposed development on adjoining or adjacent properties in terms of landscaping, roof design, roof materials and/or colours, and other external materials and/or colours;*

Landscaping has been discussed above in (iv) and (v).

By virtue of the lineal plantings along property boundaries and hedgerows along Lower Shotover Road the built form on neighbouring properties cannot be viewed collectively. Without a visual comparison it is not understood whether the proposal is

complementary or sympathetic to, or can be coordinated with, existing or proposed development on adjoining or adjacent properties.

- (vii) *Whether and the extent to which the proposed development is designed and/or intended to be carried out in a comprehensive manner taking into account the topography of the site, the size and configuration of the property being developed, the extent and nature of existing or proposed development on adjoining or adjacent properties, and the opportunities for shared access and/or shared amenities;*

The extent of development contained in the proposal is limited and the size of the subject site is (by rural standards) modest. The necessity for a comprehensive approach as referenced above is not considered imperative.

By virtue of the lineal plantings along property boundaries and hedgerows along Lower Shotover Road the built form on neighbouring properties cannot be viewed collectively. Without a visual comparison it is not understood whether the proposal is complementary or sympathetic to, or can be coordinated with, existing or proposed development on adjoining or adjacent properties.

Notwithstanding the above, the proposal utilises an existing vehicle crossing, effluent disposal system, water reticulation and power and telecom services.

- (viii) *Whether and the extent to which the nature and extent of building setbacks and/or earthworks and/or landscaping can create buffers to avoid or mitigate the potential effects of development on adjoining properties, public roads or public places.*

All building platforms are setback in excess of the requirements of the District Plan from neighbouring properties and roads. Existing and proposed landscaping has been discussed in Part 1.3, 2.2.3 and earlier in Part 4.0 above. It is considered that effective visual buffers exist while proposed planting will ensure sustained visual mitigation.

- (ix) *Whether and the extent to which the proposed subdivision is part of a co-ordinated development plan incorporating any balance land (outside the proposed subdivision) in the same ownership;*

- (x) *Whether and the extent to which there is an opportunity to provide a communal passive or active recreational area which is accessible to residents outside the subdivision as well as within the subdivision;*

The proposal does not include subdivision.

- (xi) *Whether and the extent to which the proposed development does not introduce densities which reflect those characteristic of urban areas;*

The existing densities of the surrounding area have already been discussed.

The subject site does not currently contain a residential component.

The site has afforded a strong commercial element since the establishment of a factory processing plant and its conversion to a professional office in 1999.

The proposal is effectively screened from an off site perspective as previously discussed.

Overall, the proposal is not considered to introduce densities characteristic of urban areas.

- (xii) *Whether and the extent to which the proposed development maintains the rural amenities of the neighbourhood.*

Rural amenities within the neighbourhood has previously been discussed in Part 2.2.3 and earlier in Part 4.0 above. The level of rural amenity associated with the surrounding area has been considerably diminished by development where the character of the area has changed. As discussed the proposal is effectively screened from an off site perspective. As such, the proposal is not considered to compromise the level of rural amenity currently afforded in the neighbourhood.

## **5.0 RESOURCE MANAGEMENT ACT 1991: PART 2**

The proposal aligns with the Rural General Zone requirements. Future development will promote sustainable management of natural and physical resources within the site, whilst ensuring that social, economic, and cultural well-being is provided for. The proposal will avoid, remedy, and mitigate adverse effects of activities on the environment.

Overall, the proposal is in keeping with the purpose and principles of the RMA.

Prepared by **Nick Geddes**

CLARK FORTUNE MCDONALD & ASSOCIATES

18<sup>h</sup> February 2016

Amended 07.07.16



**APPENDIX 2 – SUMMARY OF SUBMISSIONS**



# FORM 13: SUBMISSION

## ON A RESOURCE CONSENT APPLICATION



Resource Management Act 1991 Section 96



**TO** // Queenstown Lakes District Council



**YOUR DETAILS** // Our preferred methods of corresponding with you are by **email** and **phone**.

Name: CRAIG + DEBORAH ALLAN

Phone Numbers: Work:

Home: 4421191

Mobile: 0272761551

Email Address:

allan.family@vodafone.co.nz

Postal Address:

295 Lower Shotover Rd  
No I.R.D.  
Queenstown

Post code:

9371



### APPLICANT DETAILS

Applicant's Name: NT McDonald, G.H. Hensman, AB Harper

Application Reference Number:

Rm160131

Details of Application:

Landuse consent is sought to establish a residential building platform within a site containing an existing commercial office building

Location of Application:

309 Lower Shotover Rd.



### SUBMISSION

☒ I Support / ☐ Oppose the application with conditions.

☒ I Do / ☐ Do not wish to be heard in support of my submission



### SIGNATURE

Signature (to be signed for or on behalf of submitter) \*\*

Date 05/12/2016

\*\* If this form is being completed on-line you may not be able, or required, to sign this form.





## MY SUBMISSION IS // The particular parts of the application I support or object to are:

Our conditional support is based upon being satisfied that the effects of the proposal upon us as immediate neighbours are satisfactorily mitigated.



## THE REASONS FOR MY SUBMISSION ARE:

The proposal is immediately to the north east of our dwelling. The poles indicating maximum height are very visible and a change to residential use, particularly if it was to involve worker's accommodation could potentially add noise, encroach on our privacy and impact on our visual amenity.



## MY SUBMISSION WOULD BE MET BY THE QUEENSTOWN LAKES DISTRICT COUNCIL MAKING THE FOLLOWING DECISION // Include any conditions sought:

Strict conditions that would detail the design and colour of the southern visible elevation to our agreement.

A. high standard of design and construction. Not a relocatable unless we agreed.

The building to be coloured dark & recessive to the south. Worker's accommodation numbers to be capped by mutual agreement.

No barking /wandering dogs on site.



**APPENDIX 3 – WRITTEN APPROVAL**



## AFFECTED PERSON'S APPROVAL



Resource Management Act 1991 Section 95



### RESOURCE CONSENT APPLICANT'S NAME AND/OR RM #

RM160131



### AFFECTED PERSON'S DETAILS

I/We Craig Allan & Deborah Allan

Are the owners/occupiers of

Lot 2 DP 417550



### DETAILS OF PROPOSAL

I/We hereby give written approval for the proposal to:

Identify a building platform of not less than 70m<sup>2</sup> in area and not greater than 1000m<sup>2</sup> in area. Pursuant to Part 5.3.3.3 of the District Plan this is Discretionary Activity.

(Name of Applicant) at:

N T McDonald at 309 Lower Shotover Road



PLEASE TICK

I/We understand that by signing this form Council, when considering this application, will not consider any effects of the proposal upon me/us.



### WHAT INFORMATION/PLANS HAVE YOU SIGHTED



PLEASE TICK



I/We have sighted and initialled **ALL** plans dated Attached, and approve them.





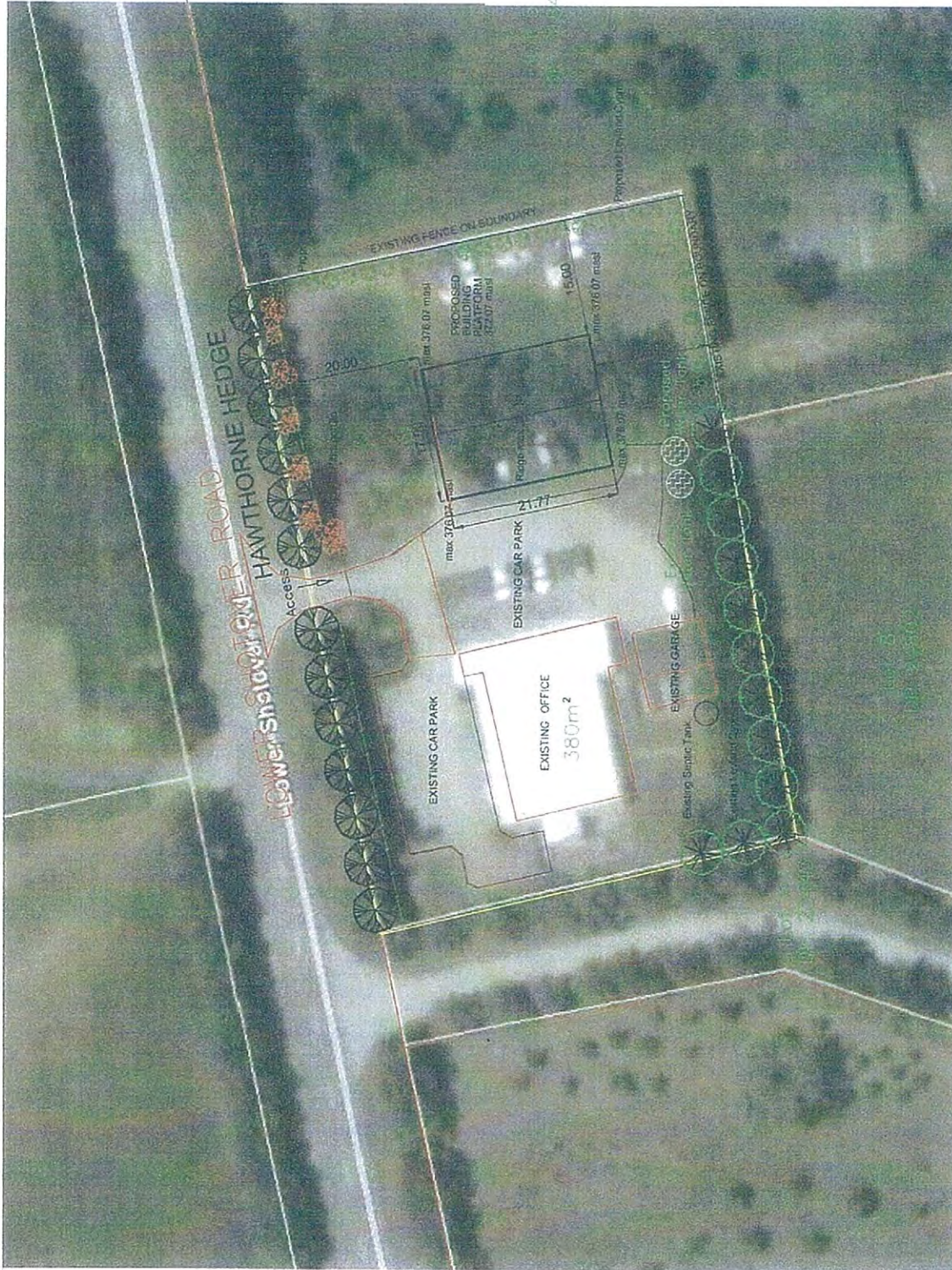
## APPROVAL OF AFFECTED PERSON(S)

The written consent of all owners who are affected. If the site that is affected is jointly owned, the written consent of all co-owners (names detailed on the title for the site) are required.

<b>A</b>	Name (PRINT)	CRAIG GARTY ALAN	
	Contact Phone / Email address	027 276 1551      allen.family@vodafone.co.nz	
	Signature		Date 28/03/2017
<b>B</b>	Name (PRINT)	DEBORAH ANN ALLAN	
	Contact Phone / Email address	08 442 1191	
	Signature		Date 28.3.17
<b>C</b>	Name (PRINT)		
	Contact Phone / Email address		
	Signature		Date
<b>D</b>	Name (PRINT)		
	Contact Phone / Email address		
	Signature		Date





[illegible]

Rev.	Date	Revision Details

**Clark Fortune McDonald & Associates**  
309 Lower Shovelers Road, P.O. Box 553 Greenstown  
Tel. (03) 441-0044, Fax (03) 442-0060, Email admin@clm.co.nz  
Shop 2, Olmeca House, 475 Mowry Place, P.O. Box 5960  
Tel. (03) 470-1502, Fax (03) 470-1500, Email admin@clm.co.nz  
© 2005 THE CLARK FORTUNE McDONALD & ASSOCIATES GROUP. All rights reserved. Printed in New Zealand.

**APPENDIX 4 – LANDSCAPE ASSESSMENT – MR RICHARD DENNEY**

**LANDSCAPE REPORT****RM160131 N McDonald, G Hensman & A Harper****TO:** Rosalind Devlin - Planner**FROM:** Richard Denney - Landscape Architect**DATE:** 27<sup>th</sup> August 2016**Introduction**

1. An application has been received for land use consent to identify a residential building platform within a site containing an existing commercial office building at 309 Lower Shotover Road, Wakatipu Basin. The site is legally described as Lot 1 DP 23443 Blk V Shotover SD, and is 4740m<sup>2</sup> in area. In terms of the Queenstown Lakes District Council District Plan (the District Plan) the site is zoned Rural General. Under the proposed District Plan the site is within a Rural Lifestyle zone and a Rural Landscape Classification. I understand from council's planner that the status of the activity is discretionary.

**Proposal**

2. The proposed platform would measure 17m by 21.77m with a total area of 370.09m<sup>2</sup>. The platform would be set back 20m from the legal road boundary and 15m from neighbouring internal boundaries. A number of design controls are proposed including a 6m building height control above an existing ground level of 372.07masl, external materials and colour controls, and a standard rural external lighting condition. Minimal earthworks are proposed with a scrape to establish footings for a building and a small extension of the existing driveway with a total volume of only 6.3m<sup>3</sup>. The submitted '*Proposed Platform at 309 Lower Shotover Road Site and Landscaping Plan*', dated 07/07/2016 identifies a proposed *C.leylandii* hedge along the eastern and part of the southern boundary to complete the existing hedge along the southern boundary and part of the western boundary. The plan identifies the existing hawthorn hedgerow along the Lower Shotover Road boundary within the subject property. The plan illustrates the location of the existing office building, car parking, garage and septic tank.

**Site and landscape description**

3. The site is located on the eastern fringe of the Hawthorn triangle. It is an area of relatively flat rural land between the Shotover River and the upland areas of Slope Hill to the east and Dalefield to the north and west. The land is fragmented by a number of rural lifestyle type subdivision developments with generally smaller lots than surrounding land with a greater prominence of rural dwellings and domesticated amenity landscapes. The comparatively more traditional open pastoral landscapes on surrounding land is less of a characteristic within the triangle. The landscape is defined within *Appendix 8A-Map 1 Landscape Categorisation in the Wakatipu Basin* within the District Plan as an Other Rural Landscape (ORL). I concur with this classification, as the landscape within the triangle has limited characteristics associated with Arcadian pastoral landscapes and is more of a generic domesticated rural landscape.
4. The subject property is a relatively small rural lot fronting onto Lower Shotover Road. Just over half of the property is occupied by a converted processing shed that is now office space and associated car parking (consented by RM990549). Parking is generally informal on a gravel surface around the existing building. The established hawthorn hedgerow along the Lower Shotover Road boundary is part of the longer hawthorn hedge that extends around much of the hawthorn triangle along Lower Shotover, Speargrass and Domain Roads. Unusually the hedge alongside the subject property is not identified as a listed feature within the District Plan as is the majority of the hedge elsewhere along the triangle perimeter. As far as I can determine the hedge appears to be planted within the road reserve but its canopy extends over the subject site.





Image 1. Google Earth image of subject site 309 Lower Shotover Road and surrounding landscape (Image date 12/08/2015)

5. The subject site occupies the southern half of the property and is a vacant area of grass with a row of semi mature poplars through the centre. A few cars and boats are stored on the site. An established *Cupressus leylandii* hedge within the neighbouring property along the southern and part of the western boundary of the subject site screens that property from view. A small gap along the western boundary provides a narrow view from the subject site through to the open lawn, shed and glasshouse on the adjacent property to the southwest. The leylandii trees along the rest of the western boundary are more established and form a dense visual barrier to the neighbouring Lot 8. Overall the site is relatively secluded within a boxed in lot although some of the screening is from vegetation not within the subject property. The existing office building within the subject property is a rustic single level building of a modest character. It sits relatively low in the landscape below the heights of surrounding established vegetation. However its pale colouring heightens its presence in the landscape and filtered views from the road are available through the hawthorn hedge.

### Background

6. Resource consent RM990549 enabled the use of the existing freeze-drying plant as an office. Noted in that condition of consent was a requirement that a landscape plan be submitted to council to achieve:
  - an additional row of poplars to be planted inside the existing row of vegetation;
  - amenity planting to be provided around the building and car parking area to soften the view of the building as viewed from the road and adjoining properties;
  - and the retention of the row of evergreen trees between the buildings on the site and Lot 8 DP 24802 to be retained to the height of the buildings.

The council file appears to not include this plan. There are a few shrubs planted against the building and scattered low planting near car parking between the building the road. There is no other landscaping evident on the site. Poplars alongside the road are no longer there and no additional planting has been provided. The evergreen trees, assumed to be the *C.leylandii*, have been retained between the property and the adjacent Lot 8. Also noted on the approved site plan is that a proposed tennis court occupies the subject site.

7. Resource consent RM070177 enabled a small extension to the existing shed on site. The approved site plan identifies existing poplars along the southern boundary, and existing poplars and hawthorn along the roadside boundary. Only the hawthorn is currently evident on site.





*Photo 1. Subject site as viewed from Lower Shotover Road, proposed platform height poles highlighted. Composite panoramic photo, 4<sup>th</sup> August 2016.*



*Photo 2. Subject site from entrance off Lower Shotover Road, height poles to the left. Composite panoramic photo, 4<sup>th</sup> August 2016.*



*Photo 3. Subject site as viewed from within the southern neighbouring property at 295 Lower Shotover Road, height poles highlighted (18mm wide angle, 4<sup>th</sup> August 2016).*

## **Assessment**

8. The appropriate assessment matters within the District Plan are within sections 5.4.2.2 (4) Other Rural Landscapes and 5.4.2.3 Assessment Matters General.

### ***Other Rural Landscapes***

9. The proposed development would not be complementary or sympathetic to the character of the adjoining visual amenity landscape. The development would represent domestic intensification of the site with increased built form, a dominance of domestication of the landscape and domestic activity within the site. The presence of increased domestication and presence of built form would however be limited as this site is generally enclosed by vegetation. The existing vegetation cannot be assured as mitigation as much of it is on neighbouring properties. I recommend that additional screening planting be provided to assure visual screening of the site.
10. The proposed development would be visible through the existing hawthorn hedge as a filtered view from Lower Shotover Road. The view would be fleeting as travelling along the road and in the context of adjacent domesticated landscapes and dwellings within the triangle. Additional evergreen planting alongside the road boundary and planting of trees in the vicinity of the proposed platform would enhance screening and provide context and scale to future built form.
11. Views from neighbouring properties would be limited from the northwest (Lot 8) as the existing leylandii hedge protected via the consented landscape plan RM070177 and identified on the proposed landscape plan provides effective screening. The only neighbours directly affected would be 293E with a dwelling and 295 Lower Shotover Road to the southwest, an open lot with no dwelling. The platform would enable built form to extend beyond the height of the existing boundary hedge. A potential roofline would sit below the height of the existing poplars in the middle of subject site although it is proposed not to protect these trees via the landscape plan. The roofline would potentially sit low on the distant view of the lower slopes of Coronet Peak but I consider would not be prominent as there are number of trees in the vicinity at a similar height. The proposed boundary planting of leylandii within the subject site would provide assurance that the degree of screening provided by the existing leylandii hedge in the neighbouring property would be maintained once established. Boundary planting can accentuate the fragmented landscape and landscape domestication. In this instance however there is an established pattern of boundary hedging and the 'double up' of boundary hedging as proposed would have minimal adverse effect in this setting, which is already intensified and divided by such planting. The proposed height control of the platform if dropped by 1m or so would also largely avoid any adverse effects through visibility of built form from the neighbouring property and avoid the need for any excessively high boundary planting.
12. There is a gap in the perimeter planting near the mid section of the western boundary with views from the 295 Lower Shotover property into the site. The views are relatively confined and include the existing established shed and office building. Views to built form within the proposed platform would be limited and not too dissimilar to the existing context.
13. The site is flat with no ability to use topography to integrate development. As discussed above existing vegetation provides a visually confined site and it is proposed to provide additional supporting planting. I consider however that further planting is required alongside the Lower Shotover Road boundary and, some additional internal trees within the site, to provide scale and break glimpsed views of built form within the proposed platform. Alternatively some of the existing poplars could be retained and would provide an established context for a dwelling.
14. The subject site is an oddity within the rural landscape being a site dominated by an existing office building and car parking. Its contribution to the rural character of the broader landscape is largely limited to the perimeter planting of leylandii, hawthorn, and the existing row of poplars through the centre of the site rather than anything internally. The introduction of a residential land use would intensify the domestication of the site but it would be relatively visually contained within the site subject to some additional planting. Any additional adverse effects on the natural or rural quality of the landscape would be relatively confined and given the commercial nature of the existing site would not be a significant leap beyond the existing commercial activity and land use.
15. Ensuring development is complimentary, sympathetic or co-ordinated with existing or proposed development on adjacent properties is not warranted in this instance. I consider however that the external appearance of a building should be made recessive given the density of built form in the site and the highlighted presence of the existing office building created through its very pale colouring. I recommend that design controls for the platform include council's standard rural external colour guidelines for buildings, and that the roof has a matt finish to reduce glare

over longer distances. I also recommend an external lighting condition to avoid increasing the presence of built form and night sky pollution and a standard rural gateways condition.

16. The proposed site plan does not demonstrate a comprehensive development. The proposed development would intensify buildings within the site compared to green spaces and offers a platform almost on the boundary of the existing car park servicing the office building. The relationship between the existing buildings, car park area, and a potential dwelling would result in a site that would become potentially more urban in character. I consider the development lacks a landscape plan to unify existing and potential development and requires landscape treatment to soften increased built form, parking and residential/commercial activity in such a small lot. I note that poplars originally within the hawthorn hedgerow adjacent to the property and a characteristic of the hedgerow elsewhere along the triangle have been removed. It also noted that the existing trees of large scale and rural character within the centre of the site are not identified on the landscape plan but would be of value to retaining rural character. The site has become, and would increasingly become, less rural in character with the removal of such trees that are part of the broader rural landscape. I recommend a detailed landscape plan be provided to demonstrate mitigation planting as noted above and a building platform within a context that maintains an element of greenness and vegetation to integrate increased density of built form and activity into the surrounding context.
17. The proposed development, subject to enhanced landscape mitigation, additional mitigation controls on building height, and standard rural design conditions for lighting, gateways etc. would be relatively contained and visually separated from the surrounding neighbourhood as to retain the existing rural amenity.

#### ***Assessment Matters General***

18. The site is highly modified and does not contain any nature conservation values of particular note that I am aware of.
19. The proposed platform would enable a building to breach the skyline as viewed from Lower Shotover Road. The breach would be fleeting within the entrance gap in the hawthorn hedge as viewed travelling along the road and would be in a context of taller trees adjacent. I consider such a breach would be relatively small.
20. The proposed design controls for the platform would ensure a light reflectivity of external colours below 36% but do not adequately define recessive hues. I recommend that the consent conditions be amended to align to council's external colour guidelines. A rural lighting condition is proposed that I consider would be adequate although I recommend that no external lighting should be used near the entrance off Lower Shotover Road to avoid accentuating domestication of the site.

#### **Conclusion**

21. The proposed building platform would increase the density of built form within the site, and the presence of built form would become dominant within the site. The subject property however is an oddity in its small size and its consented commercial land use, existing office building and parking area. The property is however reasonably visually secluded from neighbours and to a degree from the road with established vegetation, some within the site and some on the boundary with neighbours and the road. Given the enclosed nature of the small site it offers very little contribution to the character of the broader landscape. Where visible albeit limited or brief the existing building and commercial land use is however prominent. In this instance the proposed building platform would be relatively visually contained and in association with the existing building would not result in any major change in landscape character. The assurance of mitigation from existing vegetation is tenuous and further planting and retention of existing trees within the site is required to maintain an effective visual screen and context for a future dwelling.

#### **Recommended Conditions**

22. Should consent be granted I consider that the following conditions should be included:

- i. A landscape plan to be submitted to council for certification within 3 months of granting consent based on the landscape plan *Proposed Platform at 309 Lower Shotover Road Site and Landscaping Plan*, dated 07/07/2016 submitted with the application. The plan shall achieve the following:
  - Identify and label all mitigation vegetation required on the site as per resource consents RM070177 and RM990549 including additional poplars planted inside of the hawthorn hedge, amenity planting around car park areas, and existing *Cupressus leylandii* trees between the property and Lot 8.
  - An evergreen hedge planted along the southern and western boundary to screen views from neighbouring properties and noted on the plan once established to be maintained to a height of no less than 5m.
  - Retain no less than two of the existing poplars within the site or identify four additional trees to be planted with a mature height of no less than 8m and be of a species typical of the rural landscape such as oak (green), poplar, non-wildling species of conifer or an indigenous species, and avoid the use of highly ornamental tree species such as golden elms, red oaks or variegated conifers. Trees to be planted at a grade no less than 2m in height and PB40.
  - Identify a row of evergreen shrubs or small trees such as Portuguese laurel or *pittosporum* on the internal side of the property boundary of the hawthorn hedge to provide year round screening of the site from Lower Shotover Road.
  - Identify all other existing vegetation to be retained for mitigation purposes.
  - Identifies an area of vegetation or grassed area between the platform and the Lower Shotover Road boundary that is to be kept free of vehicles and structures to retain a green outlook where visible from the road.
  - Plan to include a planting schedule identifying grades, botanical names, density and quantity of planting to assist later monitoring of the consent.
- ii. The certified landscape plan shall be fully implemented no later than 12 months from completion of a dwelling or any ancillary building within the consented building platform.
- iii. All areas of earthworks shall be re-sown in grass consistent with the surrounding site within three months of completion of the earthworks and shall be maintained to achieve a healthy and continuous sward of grass.
- iv. The gravel access driveway shall be of a local stone of grey colour consistent with the local rural context.
- v. Gateways onto Lower Shotover Road shall exclude monumental gateway features or lighting, and are to be of a standard timber or steel farm gate consistent with the farm character of the location and are not to exceed 1.4m in height.

And the proposed conditions submitted with application be amended as follows:

*Ongoing Conditions/Covenants*

8. At the time that the building platform is registered on the Computer Freehold Register for the site, the consent holder shall register the following conditions as a covenant pursuant to Section 108(2)(d) of the Resource Management Act 1991 to be carried out at the time a dwelling is proposed:
  - a) Any future residential dwellings shall be located within the approved residential building platform identified on the plan entitled *Clark Fortune McDonald and Associates, Proposed Platform at 309 Lower Shotover Road, Site and Landscaping Plan, Drawing No. 1, rev A & dated 07.07.16*. **the council certified landscape plan.**
  - b) The maximum height for residential units and all other buildings erected on the servient tenement shall be ~~six~~ **five** metres from 316.5masl as detailed on the plan entitled *Clark Fortune McDonald and Associates, Proposed Platform at 309 Lower Shotover Road, Site and Landscaping Plan, Drawing No. 1, rev A & dated 07.07.16*. **the council certified landscape plan.**

- c) Cladding of the future dwelling within the platforms shall be timber (painted or unpainted), stacked stone, Coloursteel or solid plaster or a similar material approved by the Council. Finishes shall be visually recessive ~~and of low reflectivity (less than 36%)~~ **of muted tones of natural hues of grey, green and brown with a light reflectivity value of 36% or less.**
- d) Joinery shall be in timber, steel, aluminium. Joinery colours (except timber) shall match roofing and spouting colours.
- e) Accessory buildings shall be clad and coloured to match the primary dwelling.
- f) None of the following materials may be incorporated into the exterior of the building:
- Fibre cement weatherboard sidings and roofing
  - Uncoated fibre materials
  - Imitation timber, brick or masonry
  - Metal weatherboards or compressed fibre weatherboards
  - Any metal or asphalt based aggregate covered tiles and shingles.
- g) Landscaping: All planting as shown on the landscape plan (Proposed Planting at 309 Lower Shotover Road, ~~Drawing No. 1, rev A & dated 14.08.15.~~ **the council certified landscape plan** shall be implemented and maintained as per the plan. If any tree or plant shall die or become diseased it shall be replaced within 12 months as per the certified landscape plan and shall exclude the use of the following wilding and problem species Contorta or Lodgepole Pine (*Pinus contorta*), Radiata or Monterey Pine (*Pinus radiata*), Scot Pine (*Pinus sylestris*), Douglas Fir (*Pseudotsuga menziesii*), European Larch (*Larix decidua*), Corsican Pine (*Pinus nigra*), Bishops Pine (*Pinus muricate*), Ponderosa Pine (*Pinus Ponderosa*), Mountain Pine (*Pinus mugo*), Maritime Pine (*Pinus pinaster*), Hawthorn, Boxthorn, Birch (*Betula*), Alder (*Alnus*), Wattle (*Acacia*) and Privet (*Ligustrum*).
- h) All exterior lighting shall be restricted to curtilage area and shall be down lighting only. Lighting shall not exceed 1m in height, except where attached to a building where it shall not exceed 3m in height. There shall be no light spill beyond the property boundary. External lighting shall not be used to highlight or accentuate built forms, structural elements or any landscape features visible from beyond the property boundary **and shall not be used on the entrance off Lower Shotover Road.**

Report prepared by

 Richard Denney

**LANDSCAPE ARCHITECT**



**From:** Rosalind Devlin  
**To:** [Roz Devlin](#)  
**Subject:** Fwd: FW: McDonald Platform at 309 Lower Shotover Road - RM160131  
**Date:** Monday, 6 March 2017 7:40:31 PM  
**Attachments:** [image001.gif](#)

---

----- Forwarded message -----

**From:** **richard denney** <[denneyLA@outlook.com](mailto:denneyLA@outlook.com)>  
**Date:** 6 March 2017 at 18:10  
**Subject:** Re: FW: McDonald Platform at 309 Lower Shotover Road - RM160131  
**To:** Rosalind Devlin <[rosalind.devlin@gmail.com](mailto:rosalind.devlin@gmail.com)>

Hi Roz,

As far as I can determine the proposed maximum height control has been amended from 378.07masl (6m) for the platform to a central ridge height control of 377.57masl (5.5m) tapering down either side to a height control of 376.07 (5m) at the northern and southern boundaries of the platform.

Its a small adjustment but given the height of the existing neighbours hedge and the proposed a 5m high hedge along the southern boundary within the subject property it would be a slight reduction in potential visibility of the roofline. Given the other mitigation recommendations of the landscape report I consider the proposed drop in maximum height would assist in reducing adverse effects to a small degree.

I suggest that the following recommended conditions should therefore be amended as follows:

- i. A landscape plan to be submitted to council for certification within 3 months of granting consent based on the landscape plan *Proposed Platform at 309 Lower Shotover Road Site and Landscaping Plan*, dated 07/07/2016 submitted with the application. The plan shall achieve the following:
  - Identify and label all mitigation vegetation required on the site as per resource consents RM070177 and RM990549 including additional poplars planted inside of the hawthorn hedge, amenity planting around car park areas, and existing *Cupressus leylandii* trees between the property and Lot 8.
  - An evergreen hedge planted along the southern and western boundary to screen views from neighbouring properties and noted on the plan once established to be maintained to a height of no less than 5m and no more than 7m.
  - Retain no less than two of the existing poplars within the site or identify four additional trees to be planted with a mature height of no less than 8m and be of a species typical of the rural landscape such as oak (green), poplar, non-wilding species of conifer or an indigenous species, and avoid the use of highly ornamental tree species such as golden elms, red oaks or variegated conifers. Trees to be planted at a grade no less than 2m in height and PB40.
  - Identify a row of evergreen shrubs or small trees such as Portuguese laurel or *pittosporum* on the internal side of the property boundary of the hawthorn hedge to provide year round screening of the site from Lower Shotover Road.

- Identify all other existing vegetation to be retained for mitigation purposes.
- Identifies an area of vegetation or grassed area between the platform and the Lower Shotover Road boundary that is to be kept free of vehicles and structures  
to retain a green outlook where visible from the road.
- Plan to include a planting schedule identifying grades, botanical names, density  
and quantity of planting to assist later monitoring of the consent.

8. At the time that the building platform is registered on the Computer Freehold Register for the site, the consent holder shall register the following conditions as a covenant pursuant to Section 108(2)(d) of the Resource Management Act 1991 to be carried out at the time a dwelling is proposed:

b) The maximum height for residential units and all other buildings erected on the servient tenement shall be **five and half metres** metres from existing ground level (376.07masl) and tapering to five metres at the southern and northern boundaries of the consented platform as detailed on ***the council certified landscape plan.***

All other conditions to remain as recommended within the landscape report. The submitted amended landscape plan is not adequate to achieve the above condition.

kind regards

Richard

#### **DENNEY LANDSCAPE ARCHITECTURE**

Richard Denney (B.L.A hons, B.Sc)

[denneyLA@outlook.com](mailto:denneyLA@outlook.com)

Mobile Phone 02102671164

Lake Hayes, New Zealand.

---

**From:** Rosalind Devlin <[rosalind.devlin@gmail.com](mailto:rosalind.devlin@gmail.com)>

**Sent:** Monday, 6 March 2017 1:40 p.m.

**To:** Richard Denney

**Subject:** Fwd: FW: McDonald Platform at 309 Lower Shotover Road - RM160131

Hi Richard

The applicant has been in discussions with the southern neighbour/submitter, Mr Allen, and has offered to lower the height of the platform/future dwelling. I visited the site today and noted that the poles are lower. I also visited Mr Allen's site and discussed the application with him. I could not see the poles from his property - however, he noted that he has let his hedge grow 1m higher than usual (and in any case we can't rely on his hedge for visual mitigation).

I've attached:

- amended AEE and plan from Nick - with amended height control
- some site photos

Would you be able to confirm that the conclusions in your report still stand? Please revisit the site if you need to. Many thanks.

Kind regards  
Roz

----- Forwarded message -----

From: **Nick Geddes** <[ngeddes@cfma.co.nz](mailto:ngeddes@cfma.co.nz)>  
Date: 3 March 2017 at 14:13  
Subject: RE: FW: McDonald Platform at 309 Lower Shotover Road - RM160131  
To: Rosalind Devlin <[rosalind.devlin@gmail.com](mailto:rosalind.devlin@gmail.com)>  
Cc: "[allan.family@vodafone.co.nz](mailto:allan.family@vodafone.co.nz)" <[allan.family@vodafone.co.nz](mailto:allan.family@vodafone.co.nz)>

Hi Roz,

Yes the amended poles are already up.

Regards, Nick

**Nick Geddes** | Planning Consultant | BSc Geog, Grad Dip Env Sci

Ph: 03 441 6071 0210 527 311

**From:** Rosalind Devlin [mailto:[rosalind.devlin@gmail.com](mailto:rosalind.devlin@gmail.com)]  
**Sent:** Friday, 3 March 2017 2:07 p.m.  
**To:** Nick Geddes  
**Cc:** [allan.family@vodafone.co.nz](mailto:allan.family@vodafone.co.nz)  
**Subject:** Re: FW: McDonald Platform at 309 Lower Shotover Road - RM160131

Hi Nick

Yes I can accept that revision to the application, that is within scope (or lesser scale) than what was notified, and in my opinion anyone who may have made a submission, but didn't, would not be disadvantaged by the change.

Will you be putting up amended poles?

Kind regards

Roz

On 3 March 2017 at 13:59, Nick Geddes <[ngeddes@cfma.co.nz](mailto:ngeddes@cfma.co.nz)> wrote:

Apologies Craig forgot to Cc you in...

Roz if you could include Craig in any response would be appreciated.

Regards, Nick

**Nick Geddes** | Planning Consultant | BSc Geog, Grad Dip Env Sci

Ph: 03 441 6071 0210 527 311

---

**From:** Nick Geddes  
**Sent:** Friday, 3 March 2017 1:58 p.m.  
**To:** Rosalind Devlin ([rosalind.devlin@gmail.com](mailto:rosalind.devlin@gmail.com))  
**Subject:** FW: McDonald Platform at 309 Lower Shotover Road - RM160131

Afternoon Roz,

Following some discussions with the neighbour / submitter Mr Allan at 295 Lower Shotover Road I have revised the height of the proposed platform. Essentially, the revision reduces the proposed



height on the northern and southern edges of the platform which provides a maximum height which is centrally located on the platform and significantly reduces the visibility of any future building from the property at 295 Lower Shotover Road. Coupled with a private agreement Mr Allan is prepared to sign an Affected Party Approval.

However, I need you to confirm as QLDC representative that you formally accept the revisions as part of the application for RM160131. The revised proposal includes a revised plan and amended AEE (attached) where Part 1.3.4 details the height control:

“All building on the platform shall be limited to a maximum height of 377.57 metres above sea level as measured along a central east / west ridgeline and reducing to 376.07 metres above sea level on the eastern and western platform boundaries.”

If you could flick me a note back as confirmation would be appreciated,

Regards, Nick

**Nick Geddes** | Planning Consultant | BSc Geog, Grad Dip Env Sci

Ph: 03 441 6071 0210 527 311

---

**From:** Nick Geddes

**Sent:** Tuesday, 13 December 2016 10:36 a.m.

**To:** [allan.family@vodafone.co.nz](mailto:allan.family@vodafone.co.nz)

**Subject:** McDonald Platform at 309 Lower Shotover Road

Morning Craig,

Thanks kindly for access to your property to inspect the poles last Friday.

Following this I have revised maximum heights on the platform to create a ridgeline located centrally on the platform of 5.5m above existing ground level reducing to 4m on the eastern and western sides. As such, please find an amended site / platform plan.

I am going to revise the pole heights and locations to depict the revised platform: A 5.5m pole is located centrally on the western platform edge and the eastern edge to demonstrate the maximum height or ridgeline. Poles on the south west corner and south east corner have been reduced to 4.0m.

With the revised heights these should ultimately remove any building from view subject to planting along the boundaries as proposed on the plans. Coupled with the consent notice requirement to have recessive colours and low reflectivity I am hoping this satisfies your concerns in relation to the visual side of things.

Detailed in Part 1.3.4 of the revised application are the re-worded height control, and a cap on the residential occupancy of the platform.

If you could consider the above, and touch base for a chat would be appreciated.

Kind regards, Nick

**Nick Geddes** | Planning Consultant | BSc Geog, Grad Dip Env Sci

Ph: 03 441 6071 0210 527 311

Description: Qtwn-email-signature



---

Scanned by **MailMarshal** - M86 Security's comprehensive email content security solution.

---

--

**Rosalind Devlin**  
MRRP MNZPI  
**Resource Management Planner**

03 441 4115  
021 062 0550  
[rosalind.devlin@gmail.com](mailto:rosalind.devlin@gmail.com)

---

Scanned by **MailMarshal** - M86 Security's comprehensive email content security solution.

---

--

**Rosalind Devlin**  
MRRP MNZPI  
**Resource Management Planner**

03 441 4115  
021 062 0550  
[rosalind.devlin@gmail.com](mailto:rosalind.devlin@gmail.com)

--

**Rosalind Devlin**  
MRRP MNZPI  
**Resource Management Planner**

03 441 4115  
021 062 0550  
[rosalind.devlin@gmail.com](mailto:rosalind.devlin@gmail.com)

**APPENDIX 5 – ENGINEERING ASSESSMENT – MR WARREN VERMAAS**



## ENGINEERING REPORT

**TO:** Rosalind Devlin

**FROM:** Warren Vermaas

**DATE:** 16/01/2017

APPLICATION DETAILS	
REFERENCE	RM160131
APPLICANT	N McDonald, G Hensman, A Harper
APPLICATION TYPE & DESCRIPTION	Identify a residential building platform within a site containing an existing commercial office building
ADDRESS	309 Lower Shotover Road, Queenstown Rural
ZONING	Rural General
LEGAL DESCRIPTION	Lot 1 DP 23443
SITE AREA	4749m <sup>2</sup>
ACTIVITY STATUS	Discretionary

Application	Reference Documents	Consent Application.
	Previous Relevant Consents	RM990549 – Consent granted to convert and use an existing Freeze Dry Plant building as an office building.
	Date of site visit	20/12/2016

### Site Location Diagram



Comments		
SITE DETAILS	Existing Use	The site currently has an existing building on it which is being used as an office block.
	Neighbours	Lower Shotover Road runs along the Eastern boundary of the site with rural residential dwellings being located around the rest of the boundaries.
	Topography/Aspect	The site is mainly level.
	Water Bodies	Nil.

*Proposed Building Platform at 309 Lower Shotover Road*



ENGINEERING		COMMENTS	Condition
TRANSPORT	Access		
	Parking	<p>Currently this site has an existing office located on it which has provision for 20 parking spaces for the office workers which was approved under RM990549.</p> <p>Two additional parking spaces will be required at the time a residential dwelling is erected. I am satisfied that there is adequate space available to provide the additional parking as required.</p> <p>I am also satisfied that a vehicle would be able to perform a reverse manoeuvre and leave the site in a forward direction.</p> <p>I recommend a condition to ensure that the vehicle parking and manoeuvring areas are constructed in accordance with Council standards.</p>	X

	Access	<p><b>Means of Access</b></p> <p><u><b>Vehicle crossings</b></u></p> <p>The site has direct access off Lower Shotover Road which is classified as a collector road with a speed zone of 80km/hr. An existing unsealed formed crossing is present. It is noted that under RM990549 the crossing point was required to be formed and sealed. As this will now be a shared crossing which joins a collector road, I recommend that the existing crossing is upgraded and sealed in accordance with District Plan Appendix 7 Diagram 2.</p> <p>Sight distances currently available are 350m in each direction which is in accordance with District Plan rule 14.2.4.2(iv). I make no recommendations in this regard.</p> <p><u><b>Access</b></u></p> <p>Access to the proposed building platform is via a section of existing driveway in the car parking area which is adjacent to the proposed building platform. I am satisfied that there is adequate room available on site and that any traffic nuisances will be localised to the site. I make no further comments in this regard.</p>	X
--	--------	---	---

ENGINEERING		COMMENTS	Condition
EARTHWORKS	Extent	Description	Minimal earthworks are required to extend the driveway and establish footings for a relocated building/dwelling.
		Cut /Fill Volume (m <sup>3</sup> )	
		Total Volume (m <sup>3</sup> )	6.3m <sup>3</sup>
		Area Exposed (m <sup>2</sup> )	22m <sup>2</sup>
		Max Height Cut/Fill (m)	
		Prox. to Boundary	There are no earthworks that are in close proximity to any of the site perimeter boundaries with the exception of the works required to upgrade the existing vehicle crossing. I am satisfied that there will be no adverse effects on the neighbouring property as a result. I make no recommendations in this regard.
		Prox. to Water	None
	Stability	Geotech assessment by	None
		Report reference	None
		Rock breaking	None anticipated
		Rock blasting	None anticipated
		Preconstruction survey	Not required.
		Retaining	None indicated.
		Recommendations on cut/batter slopes	None
		Fill certification/specific foundation design required	There are no fill areas indicated that will require certification.
		Engineers supervision	Not required

		Uncertified fill covenant	Not required	
		Schedule 2a Certificate	Not required	
		Clean fill only	Not required	
	Site Management	Report reference	Appropriate conditions are recommended to ensure that the site management is undertaken in accordance with the 'Guide to Earthworks in the Queenstown Lakes District' brochure.	X
		Specific sedimentation management		
		Specific stormwater management		
		Neighbours	I am satisfied that the earthworks are feasible and no adverse effects will result on neighbouring sites.	
		Traffic management	A Traffic management plan will be required due to works commencing in the Lower Shotover Road reserve.	X
		Construction crossing	Not required	
		Revegetation	An appropriate condition is recommended to ensure all exposed areas are stabilised or re-vegetated at the completion of earthworks.	X

SERVICES	Existing Services		<p>There is an existing building on site which is being used as an office building containing two toilet and hand basin units. This building has:</p> <p>A water supply from the Cloverdale Estate water Supply Scheme;</p> <p>An onsite effluent sewage tank and disposal field;</p> <p>Is connected to power and telecommunication networks.</p> <p>Addition to these services will be discussed below.</p>	
	Water	Potable	<p>As mentioned above the site is currently serviced with a water supply from the Cloverdale Estate Water Supply Scheme which draws the water from a bore under an ORC permit 2001.685. The site has a daily allocation of 3,000L/day.</p> <p>The existing office has two toilet and hand basin units located within it. Whilst there is no required water allocation for an office building, using table H2 in NZS 1547:2012 which deals with the typical domestic wastewater design flows for individual fixtures, a usage of 60L/person/day is recommended. The plans of the existing office indicate that it could have occupancy of 13 people which would mean that the total amount of wastewater would be 780L/day. Reasoning that water going out must equal water coming in, would mean that the water requirement for the office is approximately 780L/day. A new domestic residence will require 2,100L/day. Given the above, I am satisfied that the 3,000L/day allocation of water will accommodate the usage of both the office building and the proposed residential dwelling in terms of volume.</p> <p>In terms of water quality, it is noted that the Water Supply Agreement supplied as part of this application states that the water supply is potable and is to be used as a domestic supply. However the Cloverdale Estates Water Supply Scheme does not appear on the NZ Drinking Water suppliers online register. Therefore I recommend a condition to ensure that water testing is completed and a monitoring system put in place at the time a residential dwelling is erected.</p>	X

	<b>Fire-fighting</b>	Currently a 30,000L water storage tank exists on site which holds the water supply and static fire fighting supply for the office building. It has been proposed to install an additional 30,000L tank to service the residential dwelling for water and to hold a static water supply for fire fighting. The placement of the two tank is 15m away from either the existing office building and the proposed building platform. Approved couplings have been proposed to be fitted to the additional tank and the extended vehicle access has been proposed to serve as the hardstand area, allowing access to the tanks by a fire appliance. The location of the tanks and the proposed location of the couplings and the proposed hardstand area have all been approved by the Fire Service who conducted a site inspection. They have supplied written confirmation of their approval and this has been submitted as part of the application. I accept their conclusions and recommend a condition to ensure that the tank, couplings and hardstand area are all installed at the time a domestic residence is erected on site.	<b>X</b>
	<b>Effluent Disposal</b>	<p>The office building currently disposes the effluent to an onsite disposal field via a septic tank.</p> <p>It has been proposed that at the time a residential dwelling is erected on site a design of an effluent treatment system will be submitted as part of the building consent application.</p> <p>An onsite wastewater disposal and soils assessment has been submitted by Southern Monitoring Services dated 13 September 2016, as part of this application. It concludes that the site has sandy loams and free draining soils present. This would indicate that the onsite disposal proposal is feasible.</p> <p>The site lies in an active alluvial fan that poses a flood risk to the site. The ORC have made a comment that this flood risk will need to be considered at the time of the design of the onsite effluent treatment system. I recommend that a secondary treatment system should be considered with this flood risk in mind. This would ensure that a higher grade of discharge is disposed of onsite. I recommend a condition to ensure that at the time a dwelling is erected an effluent design that considers the flood risk hazard is submitted to Council for review and acceptance at the time of building consent application.</p>	<b>X</b>
	<b>Stormwater</b>	The soils assessment mentioned above indicates that onsite disposal of stormwater is feasible. I am satisfied that the sizing and location of the soak pits will be assessed at the time of the building consent. I make no further comment in this regard.	
	<b>Power &amp; Telecoms</b>	The existing office building is connected to a power and telecommunication supply. I recommend a condition that written evidence from both the power and telecommunications providers is submitted at the time a dwelling is proposed to be erected.	<b>X</b>
<b>NATURAL HAZARDS</b>	<b>Hazards on or near the site</b>	<p>The Following hazards have been identified on this site :</p> <p>Active Alluvial Fan</p> <p>Liquefaction LIC 1 (P)</p> <p>Hail Activities – Agrichemical use of land previously.</p>	



	<b>Report on Hazards</b>	<p>The Investigation and Reporting guidelines for a LIC1 (P) category require that a site specific soils investigation is required to be carried out to establish the foundation design parameters. I recommend an advice note in this regard.</p> <p>The applicant has only submitted a report from Davis Consulting Group limited which was a Preliminary and Detailed Site Investigation. This investigation looked at the impact of the application of pesticides as part of the previous farming activities. This report concluded '<i>that it is unlikely that there is a risk to human health from the establishment of a rural residential development and the site is fit for residential activity.</i>' I accept these findings and make no further comment.</p>	
	<b>ORC</b>	<p>ORC have commented on the requirement of the effluent disposal to ground design to consider the flood risk hazard. I have made a recommendation in this regard above.</p>	
<b>TITLE</b>	<b>Covenants/consent notices</b>	<p>Conditions registered on Deed of Covenant 986034.1 refer to building maintenance, irrigation of the existing trees and the use of the direct access off Lower Shotover Street.</p> <p>None of these conditions will be affected by the proposed application. No further comments required.</p>	

## 1.0 **RECOMMENDED CONDITIONS**

It is recommended that the following conditions are included in the consent decision:

### **General**

1. All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being QLDC's Land Development and Subdivision Code of Practice adopted on 3rd June 2015 and subsequent amendments to that document up to the date of issue of any resource consent.

*Note: The current standards are available on Council's website via the following link:*  
<http://www.qldc.govt.nz>

### **To be completed prior to the commencement of any works on-site**

2. The owner of the land being developed shall provide a letter to the Principal Resource Management Engineer at Council advising who their representative is for the design and execution of the engineering works and construction works required in association with this development and shall confirm that these representatives will be responsible for all aspects of the works covered under Sections 1.7 & 1.8 of QLDC's Land Development and Subdivision Code of Practice, in relation to this development.
3. Prior to commencing works on site, the consent holder shall submit a traffic management plan to the Road Corridor Engineer at Council for approval. The Traffic Management Plan shall be prepared by a Site Traffic Management Supervisor. All contractors obligated to implement temporary traffic management plans shall employ a qualified STMS on site. The STMS shall implement the Traffic Management Plan. A copy of the approved plan shall be submitted to the Principal Resource Management Engineer at Council prior to works commencing.
4. Prior to the commencement of any works on the site the consent holder shall provide to the Principal Resource Management Engineer at Council for review and acceptance, copies of specifications, calculations and design plans as is considered by Council to be both necessary and adequate, in accordance with Condition (1), to detail the following engineering works required:

- a) Provision of a minimum supply of 2,100 litres per day of potable water to the dwelling that complies with/can be treated to consistently comply with the requirements of the Drinking Water Standard for New Zealand 2005 (Revised 2008).
  - b) The provision of a sealed vehicle crossing to the site from Lower Shotover Road to be in terms of Diagram 2, Appendix 7 and Rule 14.2.4.2 of the District Plan. This shall be trafficable in all weathers and be capable of withstanding an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Provision shall be made to continue any roadside drainage.
5. The consent holder shall install measures to control and/or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with QLDC's Land Development and Subdivision Code of Practice and 'A Guide to Earthworks in the Queenstown Lakes District' brochure, prepared by the Queenstown Lakes District Council. These measures shall be implemented prior to the commencement of any earthworks on site and shall remain in place for the duration of the project, until all exposed areas of earth are permanently stabilised.

***To be monitored throughout earthworks***

6. The consent holder shall implement suitable measures to prevent deposition of any debris on surrounding roads by vehicles moving to and from the site. In the event that any material is deposited on any roads, the consent holder shall take immediate action, at his/her expense, to clean the roads. The loading and stockpiling of earth and other materials shall be confined to the subject site.

***On completion of earthworks***

7. On completion of the earthworks, the consent holder shall complete the following:
- a) All earthworked/exposed areas shall be top-soiled and grassed/revegetated or otherwise permanently stabilised.
  - b) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.

***New building Platform to be registered***

8. At the time the consent is given effect to, the consent holder shall provide a "Land Transfer Covenant Plan" showing the location of the approved building platform. The consent holder shall register this 'Land Transfer Covenant Plan' on Computer freehold Register CFR 170663 and shall execute all documentation required to register this plan. The costs of doing so are to be borne by the consent holder.

***Prior to the registration of the building platform on the Computer Freehold Register***

9. Prior to the registration of the building platform, the consent holder shall complete the following:
- a) The submission of 'as-built' plans and information required to detail all engineering works completed in relation to or in association with this subdivision/development at the consent holder's cost. This information shall be formatted in accordance with Council's 'as-built' standards and shall include all roads (including right of ways and access lots), water, wastewater and stormwater reticulation (including private laterals and toby positions).
  - b) A digital plan showing the location of all building platforms as shown on the Land Transfer Plan shall be submitted to the Principal Resource Management Engineer at Council. This plan shall be in terms of New Zealand Transverse Mercator 2000 coordinate system (NZTM2000).
  - c) The completion of all works detailed in Condition (4) above.
  - d) Written confirmation shall be provided from the electricity network supplier responsible for the area, that provision of an underground electricity supply has been made available (minimum supply of single phase 15kva capacity) to the development.
  - e) Written confirmation shall be provided from the telecommunications network supplier responsible for the area that provision of underground telephone services has been made available to the development.

### Ongoing Conditions/Covenants

10. At the time that the building platform is registered on the Computer Freehold Register for the site, the consent holder shall register the following conditions as a covenant pursuant to Section 108(2)(d) of the Resource Management Act 1991 to be carried out at the time a dwelling is proposed:

- a) Any future residential dwellings shall be located within the approved residential building platform identified on the plan titled *Clark Fortune McDonald and Associates, Proposed Platform at 309 Lower Shotover Road, Site and Landscaping Plan, Drawing No.1, Rev A & dated 07.07.2016*.
- b) At the time that a dwelling is erected, the owners for the time being are responsible for monitoring and treating their individual domestic water supply, this shall include filtration and disinfection if necessary so that it complies with the Drinking Water Standards for New Zealand 2005.
- c) At the time a dwelling is erected on the platform, the consent holder shall engage a suitably qualified person as defined in sections 3.3 & 3.4 of AS/NZS 1547:2012 to design an onsite effluent system in compliance with AS/NZS 1547:2012, and accounts for the flood risk hazard. This shall include a secondary treatment system before disposal to ground. The design shall take into account the site and soils investigation report and recommendations by Southern Monitoring Services, dated 13 September 2016. The proposed wastewater system shall be submitted to Council for review and acceptance prior to installation and shall be installed prior to occupation of the dwelling.

The contractor shall provide a Completion Certificate to the Principal Resource Management Engineer at Council confirming that the system has been installed in accordance with the approved design. The Completions Certificate shall be in the format of a Producer Statement, or the QLDC's Land Development and Subdivision Code of Practice Schedule 1B.

- d) Prior to the occupation of any dwelling on the lot, domestic water and firefighting storage is to be provided. A minimum of 20,000 litres shall be maintained at all times as a static firefighting reserve within a 30,000 litre tank. Alternatively, a 7,000 litre firefighting reserve is to be provided for each dwelling in association with a domestic sprinkler system installed to an approved standard. A firefighting connection in accordance with Appendix B - SNZ PAS 4509:2008 (or superseding standard) is to be located no further than 90 metres, but no closer than 6 metres, from any proposed building on the site. Where pressure at the connection point/coupling is less than 100kPa (a suction source - see Appendix B, SNZ PAS 4509:2008 section B2), a 100mm Suction Coupling (Female) complying with NZS 4505, is to be provided. Where pressure at the connection point/coupling is greater than 100kPa (a flooded source - see Appendix B, SNZ PAS 4509:2008 section B3), a 70mm Instantaneous Coupling (Female) complying with NZS 4505, is to be provided. Flooded and suction sources must be capable of providing a flow rate of 25 litres/sec at the connection point/coupling. The reserve capacities and flow rates stipulated above are relevant only for single family dwellings. In the event that the proposed dwellings provide for more than single family occupation then the consent holder should consult with the New Zealand Fire Service (NZFS) as larger capacities and flow rates may be required.

The NZFS connection point/coupling must be located so that it is not compromised in the event of a fire.

The connection point/coupling shall have a hardstand area adjacent to it (within 5m) that is suitable for parking a fire service appliance. The hardstand area shall be located in the centre of a clear working space with a minimum width of 4.5 metres. Pavements or roadways providing access to the hardstand area must have a minimum formed width as required by Council's standards for rural roads (as per Council's Land Development and Subdivision Code of Practice). The roadway shall be trafficable in all weathers and be capable of withstanding an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Access shall be maintained at all times to the hardstand area.

Underground tanks or tanks that are partially buried (provided the top of the tank is no more than 1 metre above ground) may be accessed by an opening in the top of the tank whereby couplings are not required. A hardstand area adjacent to the tank is required in order to allow

a fire service appliance to park on it and access to the hardstand area must be provided as above.

The NZFS connection point/coupling/fire hydrant/tank must be located so that it is clearly visible and/or provided with appropriate signage to enable connection of a fire appliance.

Firefighting water supply may be provided by means other than the above if the written approval of the NZFS Central North Otago Area Manager is obtained for the proposed method. The firefighting water supply tank and/or the sprinkler system shall be installed prior to the occupation of the building.

---

Prepared by:

Reviewed by:



Warren Vermaas  
**RESOURCE MANAGEMENT ENGINEER**



Michael Wardill  
**RESOURCE MANAGEMENT ENGINEER**



Rev.	Date	Revision Details	By
-	-	QUEENSTOWN LAKES DISTRICT COUNCIL	
-	-	APPROVED PLAN	
-	-	RM160131	
-	-	Wednesday, 31 May 2017	

## PROPOSED PLATFORM AT 309 LOWER SHOTOVER ROAD SITE AND LANDSCAPING PLAN

Client	NT & MM MCDONALD FAMILY TRUST	Surveyed	Signed	Date	Job No.	Drawing No.
		SW		07.07.16	11896	01
Notes:		Drawn	Signed	Date	Scale	
All dimensions shown are in meters unless shown otherwise.				13.12.16	1:500 @ A3	
Any person using Clark Fortune McDonald drawings and other data accepts the risk of:		Designed	Signed	Date	Datum & Level	Rev.
- Using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions.				13.12.15	Mt Nic 2000 & MSL	MSL
- Ensuring the information is the most recent issue.						
- Copyright on this drawing is reserved.						